

LOAN MODIFICATION AGREEMENT

RECORDING REQUESTED BY & RETURN TO:
BANK OF AMERICA, N.A.
ATTN: HOME RETENTION DIVISION
6860 Argonne St, Unit A
Denver, CO 80249

Prepared by: Dawn Quinonez
BANK OF AMERICA, N.A.
6860 Argonne St, Unit A
Denver, CO 80249
REC#: 875281
1-720-445-3581

GRANTOR(S): Ayanna D Bradley
2057 Forest Lakes Lane, Chelsea, AL 35043

Marital Status: An unmarried woman

GRANTEE: Bank of America, N.A.
6860 Argonne St, Unit A, Denver, CO 80249

Prev. Rec. Info: 11/14/2005 Inst# 20051114000592350
APN: 09 5 21 0 000 001.458

ORIGINAL MTG: \$ 148,568.00
NEW MTG: \$ 79,384.68
NEW MONEY: \$ 0.00

Investor Loan # 0117264490

When Recorded Return To:

Bank of America, N.A.

6860 Argonne St

Unit A

Denver, CO 80249

Rec # 875281

This document was prepared by **BANK OF AMERICA, N.A.**

Document No.: 065225258967105A

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LOAN MODIFICATION AGREEMENT

(FHA Insured) (FHA-Modification with Partial Claim)

Borrower ("I"): Ayanna D Bradley * **Unmarried woman**

Original Lender/Beneficiary Lender or Servicer ("Lender"): Bank of America, N.A.

Date of first-lien mortgage, deed of trust, or security deed ("Mortgage") and Note ("Note"):

November 4, 2005

FHA Loan Number: 7528011546295670335043

Property Address: (See Exhibit A for Legal Description if applicable) "Property":
2057 FOREST LAKES LANE, CHELSEA, AL 35043

~~See Exhibit B for assignments of record if applicable.~~ **DD**



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MERS #: 100038300004557250

Mortgage Electronic Registration Systems, Inc. ("MERS") is a separate corporation that is acting solely as a nominee for the owner and holder of the promissory note, its successors and assigns. The MERS address is PO Box 2026, Flint, MI 48501-2026. The MERS telephone number is 888.679.MERS (6377).

Important Disclosures: The Federal Housing Administration (FHA) requires that Lender provide you with information to help you understand the modified mortgage and partial claim terms that are being offered to you. Lender must timely provide you with clear and understandable written information about the terms, costs, and risks of the modified mortgage and partial claim to enable Borrower to make informed decisions. This information is included below. Please read it carefully.

If my representations in Section 1 are still true in all material respects and if I have satisfied all of the preconditions in Section 2, this Loan Modification Agreement ("Agreement") will, as set forth in Section 3, modify (1) the Mortgage on the Property and (2) the Note secured by the Mortgage. The Mortgage and Note together, as they may previously have been amended, are called the "Loan Documents." If there is more than one borrower or mortgagor executing this document, each is referred to as "I," "my" includes "our," and the singular includes the plural and vice versa. Capitalized terms used in this Agreement and not otherwise defined have the meanings set forth in the Mortgage and/or Note, as applicable.

1. My Representations. I certify, represent to Lender, and agree:

- A. I need assistance with the mortgage payments.
- B. The Property has not been condemned and has no material adverse physical condition(s). The Property has no more than four units.
- C. Except as previously disclosed to Lender, I am not a borrower on any other FHA-insured mortgage.
- D. Except as approved in writing by the FHA or Lender, there has been no change in the ownership of the Property after I signed the Loan Documents.
- E. Under penalty of perjury, I provided Lender with full and complete information that, when provided, accurately stated my income, expenses, and assets. To the extent requested by Lender, I provided documents that supported that information. However, I was not required to disclose child support or alimony, unless I chose to rely on such income to qualify for the FHA-Modification with Partial Claim Program ("Program") or for another loan assistance option.
- F. I have made the trial period plan payments required under the Program.



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- G. I currently have sufficient income to support the financial obligations under the Loan Documents, as modified by this Agreement, subject to applicable law.
- H. If I received a discharge of this debt in a Bankruptcy proceeding subsequent to the execution of the Loan Documents, Lender agrees that I will not have personal liability on the debt pursuant to this Agreement.

2. Acknowledgements and Preconditions to Modification. I understand, acknowledge, and agree:

- A. As a precondition to receiving this proposed modification of the Loan Documents, I must accept and fully execute the required subordinate mortgage loan (also called a Partial Claim Note and Security Instrument). I have reviewed and approved the terms of such subordinate loan.
- B. Lender has no obligation to make any modification of the Loan Documents if any of the requirements under this Agreement has not been met.
- C. Prior to the Modification Effective Date (as defined in Section 3), if Lender determines that any of my representations in Section 1 are no longer true and correct, (1) the Loan Documents will not be modified, (2) this Agreement will not be valid, and (3) Lender will have all of the rights and remedies provided by the Loan Documents, subject to applicable law.
- D. The Loan Documents will not be modified unless and until (1) Lender approves this Agreement and (2) the Modification Effective Date (as defined in Section 3 below) has occurred.

3. The Modification. I understand, acknowledge, and agree:

- A. If all of my representations in Section 1 above continue to be true and correct and all preconditions to the modification set forth in Section 2 above have been met, the Loan Documents will automatically become modified on January 1, 2024 (the "Modification Effective Date") and all unpaid late charges that remain unpaid will be waived. If I have failed to make any payments that are a precondition to this modification have not been made, this modification will not take effect.
- B. The new Maturity Date will be December 1, 2053.
- C. The modified principal balance of the Note may include amounts and arrearages (including unpaid and deferred interest, foreclosure legal fees and costs, escrow items, and other costs, but excluding unpaid late charges and administrative fees, collectively "Unpaid Amounts") less any amounts paid to Lender but not previously credited to the Loan. The new principal balance of the Note will be \$79,384.68 (the "New Principal Balance"). In servicing the loan, the Bank may have incurred third-party fees or charges that were not included in the terms of this Agreement. If so,



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these fees and charges will appear, subject to applicable law, on the monthly statement under "Fees and Charges." These fees and charges will not accrue interest or late fees. These fees and charges may be paid at any time. If not previously paid, these fees and charges must be paid, subject to applicable law, at the earliest of (1) the date you sell or transfer an interest in the Property, (2) the date the entire New Principal Balance is paid, or (3) the Maturity Date.

- D. I promise to pay the New Principal Balance, plus interest, to the order of Lender.
- E. The annual interest rate on the New Principal Balance will be 4.375%, beginning December 1, 2023, both before and after any new default. This fixed interest rate will remain in effect until the principal and interest and all of the obligations due under the Modified Loan Documents are paid in full.
- F. On January 1, 2024 and on the first day of each month thereafter until all of the obligations due under the Modified Loan Documents are paid in full, Borrower must make monthly payments of \$690.65 (each, a "Monthly Payment"). Each Monthly Payment includes principal and interest of \$396.36, plus the current required escrow payment of \$294.29. The required escrow payments will likely adjust periodically in accordance with applicable law. If an escrow adjustment occurs, the total monthly payment would change accordingly.
- G. I will be in default if I do not comply with the terms of the Modified Loan Documents.

4. Additional Agreements. I understand and agree:

- A. I accept the risks of entering into this Agreement. These risks include (but are not limited to)
 - (1) The subordinate lien will require a balloon payment when I pay off, sell, or refinance the Property, which may make these things more difficult to do. The subordinate lien may also make it more difficult to get additional subordinate lien financing.
 - (2) My modified loan will have a fixed interest rate that will not change. As a result, if the interest rate in my Loan Documents could go up and down based on changes in an index, my new fixed interest rate might sometimes be higher than I would have paid before this modification.
- B. I authorize Lender to attach an Exhibit A to this loan modification, which will include a Legal Description, recording information of the original security instrument, and any other relevant information required by a County Clerk (or other recordation office) to allow for recording if and when Lender seeks recordation, subject to applicable law.



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- C. All persons who signed the Loan Documents or their authorized representative(s) have signed this Agreement, unless (1) a borrower or co-borrower is deceased; (2) the borrower and co-borrower are divorced and the Property has been transferred to one spouse in the divorce decree, in which event the spouse who no longer has an interest in the Property need not sign this Agreement (although the non-signing spouse may, subject to applicable law, continue to be held liable for the obligation under the Loan Documents); or (3) Lender waived this requirement in writing.
- D. This Agreement supersedes the terms of any modification, forbearance, trial period plan, or workout plan that I entered into with Lender before the date of this Agreement.
- E. All terms and provisions of the Loan Documents, except as expressly modified by this Agreement or applicable law, remain in full force and effect and I will comply, with all covenants, agreements, and requirements of the Loan Documents, including (but not limited to) my agreement to pay all taxes, insurance premiums, assessments, Escrow Items, impounds, and all other similar obligations, the amounts of which may change in accordance with the terms of the Modified Loan Documents.
- F. The Modified Loan Documents are duly valid, binding agreements, enforceable in accordance with their terms and are hereby ratified and confirmed, unless otherwise modified by law.
- G. I will fully cooperate with Lender in obtaining any title endorsement(s) or similar title insurance product(s) and/or any subordination agreement(s) that are necessary or required by Lender's procedures and/or the Program to ensure that the Mortgage, as modified by this Agreement, is in first-priority lien position and is fully enforceable. The terms of this Agreement will not become effective, and this Agreement will be null and void, if Lender does not receive such title endorsement(s), title insurance product(s), and/or subordination agreement(s) on or before the Modification Effective Date.
- H. I know that I am only entitled to loss mitigation terms that comply with the Program. Therefore, if Lender discovers any error in the terms of this Agreement or in the required subordinate mortgage loan, I authorize the Lender to advise me of the error. If I do not accept the corrected terms, at Lender's option, this Agreement becomes void and of no legal effect. If I accept the corrected terms, I will execute and promptly return to Lender the revised and additional documents that will (1) consummate the intended terms and conditions of this Agreement and/or (2) correct the terms and conditions of this Agreement (a "Corrected Agreement"). If I do not sign and deliver a Corrected Agreement or any additional document required by Lender to comply with the Program, the terms of the original Loan Documents shall



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continue in full force and effect, such terms will not be modified by this Agreement, and I may not be eligible for the Program.

- I. Lender will collect and record, as applicable, personal information about me, including, but not limited to, my name, address, telephone number, social security number, credit score, income, payment history, government monitoring information, and information about account balances and activity ("Personal Information"). In addition, I consent to the disclosure of my Personal Information and the terms of the trial period plan and this Agreement by Lender to (1) any investor, insurer, guarantor, or servicer that owns, insures, guarantees, or services my first lien or subordinate lien (if applicable) mortgage loan(s), (2) companies that perform support services for the Program, and (3) any HUD-certified housing counseling agency.
- J. If any document related to the Loan Documents and/or this Agreement is lost, misplaced, or otherwise missing, I will comply with Lender's request to execute, acknowledge, initial, and deliver to Lender any documents Lender deems necessary ("Replacement Documents").

I will deliver the Replacement Documents to Lender within ten days after I receive Lender's written request for such Replacement Documents.

- K. Mortgage Electronic Registration Systems, Inc. ("MERS") is a separate corporation organized and existing under the laws of Delaware and has an address and telephone number of PO Box 2026, Flint, MI 48501-2026, 888.679.MERS (6377). If the loan has been registered with MERS, MERS (i) has only legal title to the interests granted by the borrower in the mortgage and acts solely as a nominee for the owner and holder of the promissory note, its successors and assigns, (ii) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and (iii) has the right to take any action required of Lender, including, but not limited to, releasing and canceling the mortgage loan.



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In Witness Whereof, the Lender and I have executed this Agreement.

(Signatures must be signed exactly as printed, original signature required and no photocopies accepted.)



Ayanna D. Bradley
Ayanna D Bradley

* A unmarried woman

(Must be signed exactly as printed)

11 / 21 / 2023
Signature date (MM/DD/YYYY)

[Space below this line for Acknowledgement]

STATE OF Alabama
COUNTY OF Jefferson

On the 11 day of November in the year 2023 before me, the undersigned, a Notary Public, personally appeared Ayanna D Bradley, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person or entity upon behalf of which the person or entity acted, executed the instrument.

WITNESS my hand and official seal.

Joshua Long
Joshua Long

Notary Signature

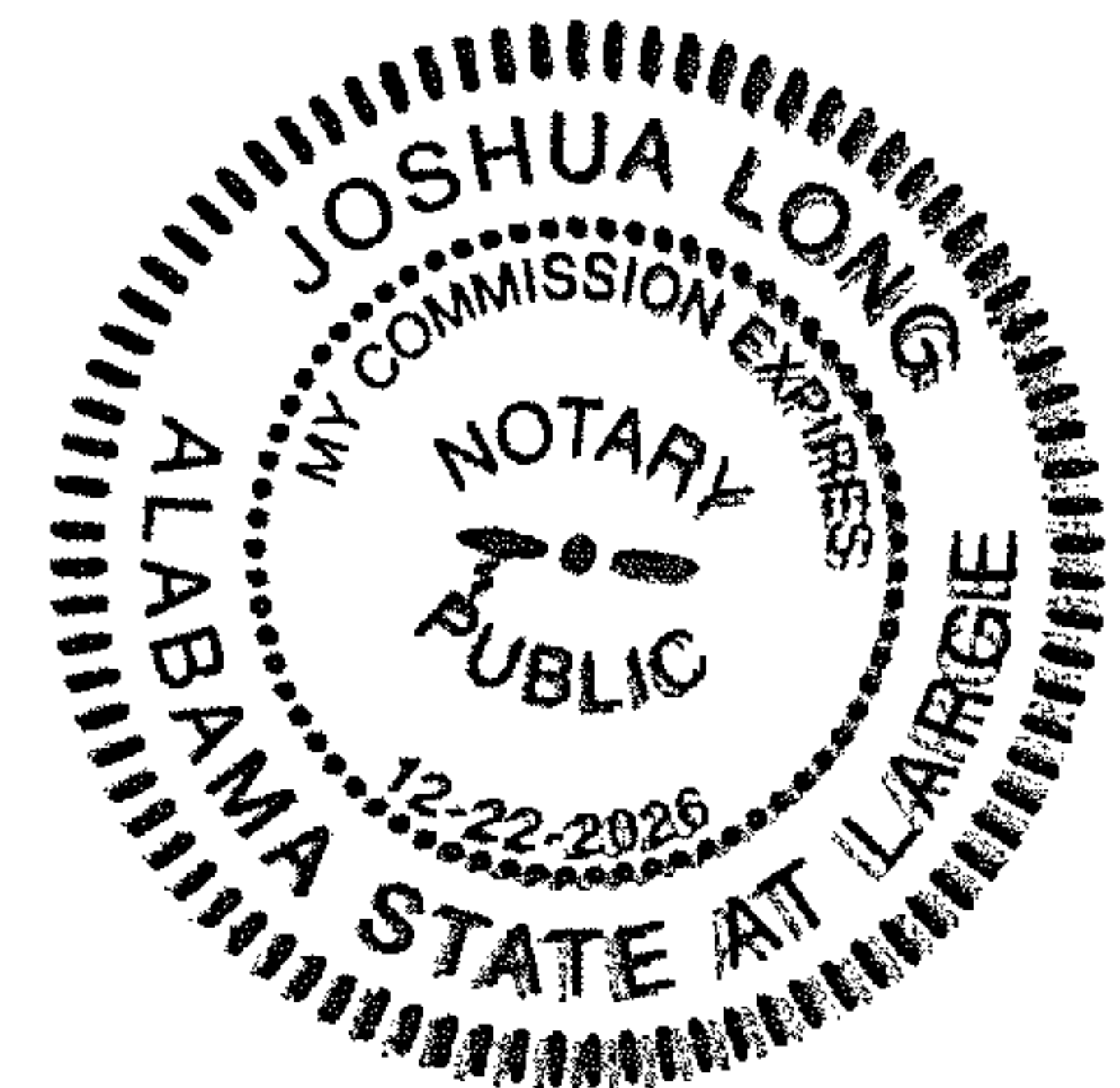
Notary Public Printed Name
(exactly as printed on seal)

Notary Public Commission

December 22, 2026

Expiration Date

(Please ensure seal does not overlap any language or print)




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DO NOT WRITE BELOW THIS LINE.

THIS SECTION IS FOR INTERNAL USE ONLY

Bank of America, N.A., for itself or as successor by merger to BAC Home Loans Servicing, LP
By: Mortgage Connect Document Solutions, LLC, its attorney in fact

By: 

Dated: NOV 29 2023


Name: **Norma Casillas**
Title : ASSISTANT SECRETARY

_____[Space below this line for Acknowledgement]_____

STATE OF Colorado
COUNTY OF Denver

On 11-29-2023 before Me, VERA IVANOVNA BIRYUK Notary Public, personally appeared
Norma Casillas Assistant Secretary of Mortgage Connect
Document Solutions, LLC, attorney in fact for Bank of America, N.A., personally known to me (or proved
to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf
of which the person(s) acted, executed the instrument.

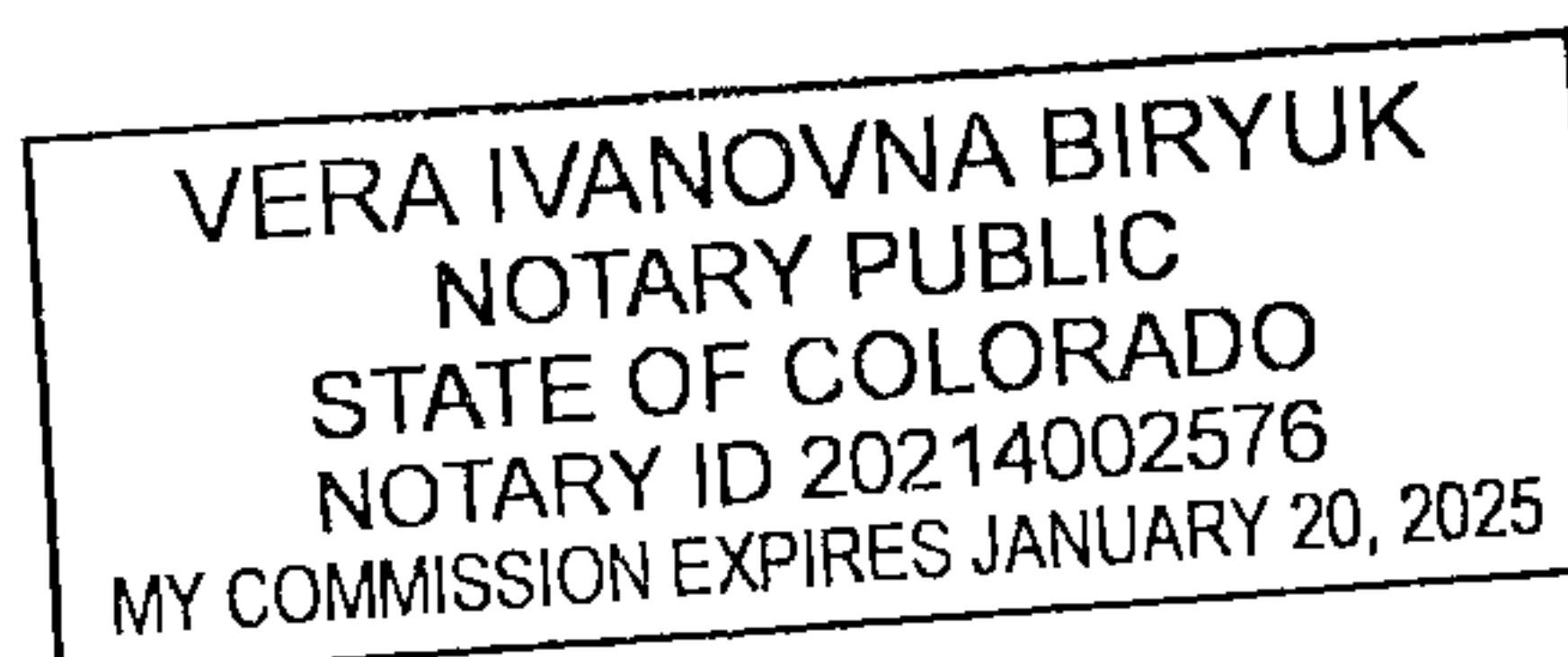
WITNESS my hand and official seal.

 Notary Signature

VERA IVANOVNA BIRYUK Notary Public Printed Name Please Seal Here

01.20.2025 Notary Public Commission Expiration Date

Signatures continue on the following page

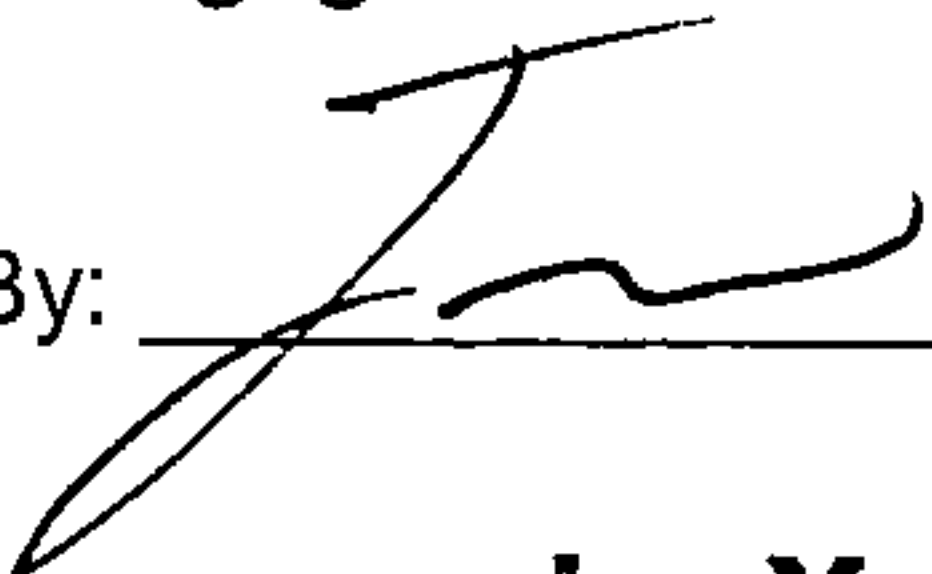


DO NOT WRITE BELOW THIS LINE.

THIS SECTION IS FOR INTERNAL USE ONLY

Mortgage Electronic Registration Systems, Inc.,

By:



NOV 29 2023

Date

Jan Yang

, Assistant Vice-President

_____[Space below this line for Acknowledgement]_____

STATE OF

Colorado

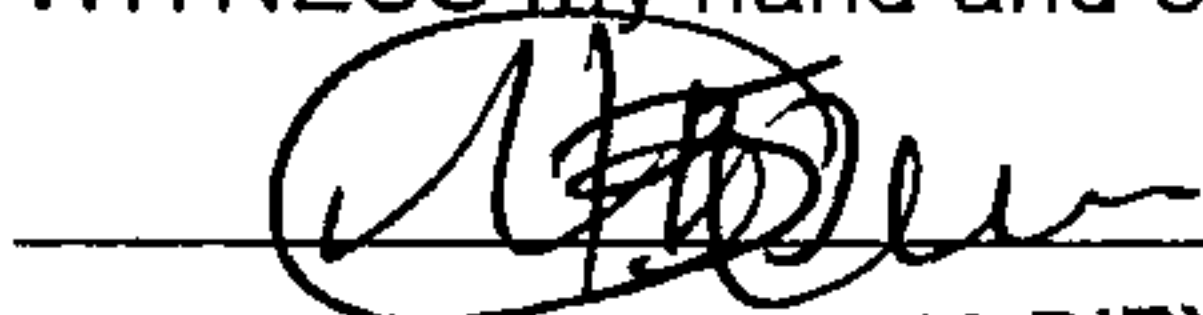
COUNTY OF

Denver

On 29 day of Nov in the year 2023 before me, VERA IVANOVNA BIRYUK
Notary Public, personally appeared **Jan Yang**

Assistant-Vice President of Mortgage Electronic Registration Systems Inc., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Notary Signature

VERA IVANOVNA BIRYUK

Notary Public Printed Name Please Seal Here

01.20.2025

Notary Public Commission Expiration Date

VERA IVANOVNA BIRYUK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214002576
MY COMMISSION EXPIRES JANUARY 20, 2025

EXHIBIT "A"

LEGAL DESCRIPTION

LOTS 486 ACCORDING TO THE SURVEY OF FOREST LAKES AS RECORDED IN
MAP BOOK 34, PAGE 122A IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

Tax Parcel: 09 5 21 0 000 001.458



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/01/2023 09:04:36 AM
\$172.10 BRITTANI
20231201000347330

Allen S. Bayl