

Mortgage+Care

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Please contact us at (800)481-2708 or www.mortcare.com for a list of mergeable documents.

«f80»

«f81»

«f82», «f83»

LENDER'S INSTRUCTIONS

TO: «f47»
«f50»
«f51»

Date: «f29»
Our Loan No.: «f2»
Escrow No.: «f48»
Name: «f5» «f6» «f7»
«f10» «f11» «f12»
«f450»
«f451»
Property: «f18»
«f19»

TRANSMITTED HEREWITH: \$«f20»

YOU MAY RELEASE FUNDS TO THE ACCOUNT OF TRUSTOR WHEN YOU ARE ABLE TO DELIVER TO THE UNDERSIGNED THE FOLLOWING:

- 1) Straight Note of Interest. Only Installment Note in the above amount, and following conditions:
 - a) Monthly payment \$«f24»
 - b) Interest rate «f22» per annum.
 - c) Term «f23»
 - d) First payment due «f31»
 - e) Late charge of \$«f35» after 10 days -- also see Exhibit "A" for additional late charge provisions.
 - f) Prepayment penalty :«f195»«f196»«f197»«f198»«f199».
 - g) Due on sale clause .
- 2) Recorded Deed of Trust of even date and amount, with the beneficial interest as follows:
«f200»«f201»«f202»«f203»
- 3) Standard Policy of Title Insurance subject only to the following:
 - a) County and/or city taxes not delinquent.
 - b) Bonds and/or special assessments not delinquent.
 - c) Covenants, conditions, restrictions, public utility easements, and set back lines of record, provided such covenants, conditions, restrictions of record do not contain a forfeiture clause which would affect our Deed of Trust.
 - d) Deed of Trust held by in the original amount of with no Notice of Default recorded.
- 4) Fire Policy in the minimum amount of \$«f56» naming beneficiary whose address is C/O «f81», «f82», «f83» as loss payee.
- 5) Recorded Request for Copy of Notice of Default with beneficiary to be notified at the following address
- 6) Collect interest from to and disburse to beneficiary upon close of escrow.
- 7) «f85» of «f80», is hereby authorized to sign "read and approved" loan document copies on our behalf. Additionally at close of escrow deliver the original Note to «f80».

Servicing: «f80»

«f38»

Date

«f39»

Date