

First Franklin Loan Services
P.O. Box 1838
Pittsburgh, PA 15230-1838

2nd MORTGAGE

September 18, 2008

~~XXXXXXXXXX~~
~~XXXXXXXXXX~~ Elm Ave
Lancaster CA 93534

RE: Loan Number 104472~~XXXX~~
Property Address: ~~XXXXXXXXXX~~ Elm Ave
Lancaster CA 93534

INTEREST RATE REDUCED
FROM 10.10% TO
6.10% FOR LIFE OF
LOAN. PAYMENT REDUCED
BY \$140⁰⁰/MO.
ARREARAGE CAPITALIZED.

Dear Loan Customer(s):

Your request for a loan modification has been approved upon completion of the below described conditions. The terms of the modification are as follows:

Interest Rate	6.1%
Term	213 MONTHS
Maturity Date	07/01/2026
New Principal Balance	\$57,768.64
New Principal/Interest Amount	\$360.23
New Principal/Interest/Escrow Amount	\$360.23
New Principal/Interest Payment Effective Date	November 1, 2008

Your total monthly payment, including the escrow deposit, is \$360.23. This amount will change if an analysis of your escrow account results in a change to the amount of your escrow.

The establishment of an escrow account for taxes is required on all loan modifications (except if the loan is a second lien). An escrow account is required for the life of the loan. Also, an initial payment of \$0.00 in certified funds is required with your signed modification agreement. This amount covers:

\$0.00 IS TO BE SENT IN, IN CERTIFIED FUNDS

Attached is your Loan Modification Agreement. Please sign this document, have it notarized and return it to me on or before September 26, 2008 with the initial payment of \$0.00, as stated above. Your Agreement will not be considered complete without the return of all items requested.

LM217/JMM

[REDACTED]
104472 [REDACTED]

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Please use the enclosed prepaid UPS envelope to return the executed loan modification and other requested documents. Place the envelope in a UPS drop-off box or call UPS at 1-800-PICK-UPS (1-800-742-5877) to schedule a pick up at your home.

Your billing statement may not arrive before your first payment due date. Your new statement cannot be prepared until all requested items have been received. Please forward your payment, when due to my attention until you receive your new statement. Your first modification payment, in the amount of \$360.23, is due on November 1, 2008.

As a condition of this modification, a title search of the property must be performed to ensure there are no liens or encumbrances on the title. If any other liens exist, the additional lienholder (s) must subordinate in writing. OBTAINING THE SUBORDINATION AGREEMENT IS YOUR RESPONSIBILITY. Please contact me immediately if you are aware of any additional junior liens on the property. I will furnish you with a copy of the Subordination Agreement form.

Please note that filing bankruptcy will render this Agreement null and void unless you obtain approval from the bankruptcy court.

Normal servicing of your loan will continue, including foreclosure proceedings, if applicable, until the modification is complete. If you decide a modification is not your best option, please let me know.

If you have any questions, I am available to assist you at [REDACTED] extension [REDACTED], Monday through Friday between 8 am and 5 pm, Eastern Time.

Sincerely,

Loss Mitigation

Enclosures

You should consider this letter as coming from a debt collector as we sometimes act as a debt collector. Any information provided by you will be used to collect this debt. However, if you are in bankruptcy or received a bankruptcy discharge for this debt, this letter is not an attempt to collect the debt, but notice of possible enforcement of our lien against the collateral property.

LM018/JMM

Loan Number: 104472 [REDACTED]

MODIFICATION AGREEMENT
(ADDING COSIGNER)

THIS MODIFICATION AGREEMENT, is made and entered into on **9/18/2008** by and between **[REDACTED]** (hereinafter "Original Borrower") and **[REDACTED]** (hereinafter "New Borrower"), and **Wells Fargo Bank, N.A. as Trustee for First Franklin Mortgage Loan Trust 2006-FFA, Mortgage Pass-Through Certificates, Series 2006-FFA**, (hereinafter "Note Holder").

WHEREAS, Note Holder is the holder of a Mortgage, Security Deed or Deed of Trust (hereinafter the "Security Instrument") from the Original Borrower encumbering property known as **[REDACTED] ELM AVE, LANCASTER, CA 93534** (the "Property") dated **6/30/2006** and recorded in in the Recorder of Deeds Office in the **LOS ANGELES** County securing an obligation evidenced by a promissory note (the "Promissory Note") executed by Original Borrower in the original principal amount of **\$57,000.00**; and


WHEREAS, the current balance due and owing on the Promissory Note and Security Instrument is as follows:

Principal:	\$56,346.65
Interest through 9/30/2008:	\$1,421.99
Less Mortgagor Contribution:	(\$0.00)
Less Suspense:	(\$0.00)
New Principal Balance:	<u>\$57,768.64</u>

WHEREAS, Original Borrower and Note Holder desire to modify the repayment terms of said Promissory Note secured by the Security Instrument as set forth herein:

WHEREAS, New Borrower, in consideration for Note Holder agreeing to forbear from further execution against the Property, agrees to become a co-borrower on the Promissory Note, and promises to pay the full amount of principal, plus interest and any charges due to the Note Holder. New Borrower further agrees that (s)he is jointly and severally liable for all amounts due on the Promissory Note, the full terms of which are incorporated herein by reference. Corporate advances such as prior attorney fees and costs and/or property inspections and late fees in the amount of **\$64.00**, are also due on Promissory Note and Security Instrument. This amount, while not accruing interest, or any additional fees, is still due and owing to the Note Holder and will be added to the payoff figure in the event of a payoff of this loan. At the end of the monthly payments under this Modification Plan, the additional corporate advances will then be due as a lump-sum payment. New Borrower represents that (s)he has received a copy of, and had an opportunity to review the terms of the Promissory Note and the Notice to Co-signer, where applicable, and agrees to accept all terms as a borrower as set forth therein. Original Borrower and New Borrower will hereafter be collectively referred to as "Borrower."

NOW, THEREFORE, in consideration of the agreements set forth herein and other good and valuable consideration, in hand paid, each party to the other, receipt and sufficiency of which is hereby acknowledged, and with each of the parties hereto intending to be legally bound by the terms of this Modification Agreement; the parties hereby agree as follows:

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1. Beginning on the **10/1/2008** the interest rate on said Promissory Note for the remainder of the term and until such time as all of Borrower's obligations are satisfied will be **6.1%** per year. In the event that interest on the Promissory Note being modified hereby was originally adjustable on a periodic basis, Borrower understands and consents to the conversion of said adjustable rate loan to that of a fixed rate loan, at the rate set forth above. All terms and provisions (if any) of the Promissory Note and Security Instrument providing for, implementing, or relating to, any change or adjustment in the rate of interest payable under the Promissory Note and all terms and provisions of any adjustable rate rider that is affixed to, wholly or partially incorporated into, or a part of, the Promissory Note or Security Instrument that contains any such terms relating to adjustment of interest rate are deemed forever cancelled, null and void as of the date first set forth above.
 2. Borrowers' monthly principal and interest payment shall be **\$360.23** plus escrow payment; such installments shall be due and payable on the **1st** day of each month of the extension period, beginning **11/1/2008**.
 3. Pursuant to the terms of said Promissory Note, the unpaid principal balance of said Promissory Note, plus all accrued and unpaid interest shall be due and payable on **7/1/2026**.

4. Borrower agrees that the establishment and maintenance of an escrow account for the payment of taxes is required for the remaining life of the loan.
5. Borrower and Note Holder hereby agree that all terms and conditions of said Security Instrument and Promissory Note, and other loan documents relative to said loan shall remain in full force and effect except as otherwise specifically modified herein. By executing this Modification Agreement, Borrower hereby ratifies and confirms all terms and conditions of the Promissory Note and Security Instrument not specifically amended herein. If said Promissory Note secured by the Security Instrument was accompanied by a Prepayment Note Addendum, the terms and conditions of that document remain in full force and effect and are not modified in any way as a result of this agreement.
6. Borrower and Note Holder further agree that this Modification does not constitute a waiver or notation of the Promissory Note, Security Instrument or their terms and shall not adversely affect the validity or lien priority of the Security Instrument or any other mortgage or other instrument executed and delivered as security for the indebtedness now evidenced by this Modification, which mortgage liens and/or security interest are hereby agreed to be continued in full force and effect.
7. If the loan is a **Dividend Access Loan** the execution of the loan modification agreement will cancel the dividend feature. This will eliminate the payment of all current and future dividend payments to borrower or borrowers.

By placing their initials here, the borrower indicates that he/she wishes to eliminate the dividend feature on this loan

 N/A and N/A

IN WITNESS WHEREOF, the parties hereto have executed this Modification Agreement on the day first above written.

WITNESS:

BORROWER:

[REDACTED]

WITNESS:

CO-BORROWER:

[REDACTED]



STATE OF _____)

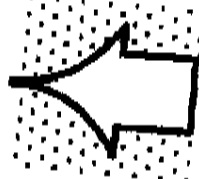
) ss:

COUNTY OF _____)

On this, the _____ day of _____, before me, a Notary Public, personally appeared _____ who executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, hereunto set my hand and official seal.

Notary Public
My commission expires:



NOTARIZE