



LERNER SAMPSON & ROTHFUSS

A LEGAL PROFESSIONAL ASSOCIATION

120 East Fourth Street, 8th Floor - Cincinnati, OH 45202-4007
Phone (513) 241-3100 - Fax (513) 241-4094 - Toll Free Fax (877) 661-7891

March 19, 2010

Nick Thompson, Esq.
Email: bankruptcy@bankruptcy-divorce.com

RE:

Dear Sir/Madam:

We are writing you to let your client know that they may be eligible for certain opportunities that will bring their mortgage loan current. Your client may have had an unexpected expense or a circumstance beyond their control which forced them to miss mortgage payments. If this is the case, our client, _____ as servicing agent for Bank of America, National Association's successor by merger to LaSalle Bank NA as trustee for Washington Mutual Asset-Backed Certificates WMABS Series 2007-HE2 Trust, would like to discuss your client's situation with you and determine what alternatives may be available to avoid foreclosure.

These alternatives are voluntary and include:

- **Repayment Plan:** The amount past due on your client's loan would be spread out over a certain time period.
- **Modification:** A loan modification is a written agreement between your client and the lender that permanently changes the terms of the loan.
- **Deed In Lieu of Foreclosure:**
Your client would transfer ownership of their home to the lender. Your client would be given a short period of time to move from their home. Your client would receive a full release of their debt, or a substantial reduction of the debt. *Option available if there is only one mortgage or lien on the property.
- **Reinstatement of Your Loan:** Your client would pay the total amount past due in one lump sum.
- **Sell Your Property:**
This means that your client's property would be sold by them prior to the foreclosure. Approval is required if your client's home sale does not pay off their lender in full.

HOW DOES YOUR CLIENT TAKE ADVANTAGE OF THESE ALTERNATIVES?

Complete the enclosed loss mitigation checklist to let us know what your client is interested in. You can return it in the enclosed self-addressed, stamped envelope. We will notify the lender, who may send you additional financial forms for your client to complete.

IS THE LEGAL ACTION TO FORECLOSE MY CLIENT'S HOME CONTINUING WHILE THESE ALTERNATIVES ARE REVIEWED?

Yes.

The foreclosure action will continue whether or not you respond to this letter. The foreclosure action will continue until your client's lender determines if your client is eligible for one of these alternatives and an agreement is signed.

Your client's decision to complete the enclosed form does not in any way affect their legal rights with respect to the FDCPA or the Summons and Foreclosure Complaint that has been served upon them. Completing the form will not affect your client's right to dispute the validity or the amount of the debt that is stated in the Complaint.

We hope that you will complete the form so that we can work with your client to consider alternatives to foreclosure of their home. If you have any questions or wish to discuss the options, please call 513-412-6620. We will be happy to speak with you. If you would prefer to communicate by e-mail, please send your client's completed form(s) by email to _LMTriage@lsrlaw or by facsimile by sending to fax number 513-619-6565. A Loss Mitigation Specialist will respond to you within 24 to 48 hours. We look forward to speaking with you.

Please note that we cannot leave messages on answering machines or send private information to shared email boxes or fax numbers without your consent to do so. Please be sure to provide us with your consent to leave you a return message and provide a specific callback number, email address and/or fax number at which you consent for us to communicate with you. One attempt will be made by our office to return your call, respond to your email, or send a fax after authorization is received. We apologize for any inconvenience and hope that this will not deter you from contacting us to discuss your options. We look forward to speaking with you.

Sincerely,

LERNER, SAMPSON & ROTHFUSS

/bd
Enclosure

FEDERAL LAW REQUIRES US TO NOTIFY YOU THAT THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT. ALL INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE BEEN DISCHARGED IN BANKRUPTCY, THIS IS NOT AN ATTEMPT TO COLLECT THE DEBT PERSONALLY, BUT TO PROVIDE OPTIONS TO AVOID FORECLOSURE.



LERNER SAMPSON & ROTHFUSS

A LEGAL PROFESSIONAL ASSOCIATION

120 East Fourth Street, 8th Floor - Cincinnati, OH 45202-4007
Phone (513) 241-3100 - Fax (513) 241-4094 - Toll Free Fax (877) 661-7891

RE:

Please return to Lerner, Sampson &
Rothfuss.

LOSS MITIGATION CHECKLIST

I wish to receive information or applications for the following alternatives:

_____ **Retain the Property**

_____ **Deed In Lieu of Foreclosure:** Your client would transfer ownership of their home to the lender. They would be given a short period of time to move from their home. They would receive a full release of your debt, or a substantial reduction of the debt.

_____ **Reinstatement of Your Loan:** They would pay the total amount past due in one lump sum.

_____ **Sell Your Property:** Their property would be sold by them prior to the foreclosure sale. Approval is required if their sale does not pay off their lender in full.

Name

Current Mailing Address

E-mail Address

Telephone Number

Date Submitted