



Senvesco Capital Funding
707-833-6623 707-833-1339 fax



Oak Senvar
Certified Forensic Loan Auditor
www.Senvesco.com



RE: Forensic Audit of your Mortgage, Loan Modification or Short sale

Prevent Foreclosures. Call 707-833-6623

Are you planning on selling your property due to higher mortgage balances relative to its value? **HAVE CONSIDERED FORENSIC AUDIT OF YOUR MORTGAGE?**

When you call, we will do the followings **at no cost to you:**

- 1- Estimate the **current market value** of your property
- 2- Analyze your **current financial condition** to determine if a loan modification only is what you need and evaluate the option of Forensic Audit of your mortgage.
- 3- Analyze **foreclosure prevention and alternatives vs. short sale option.**
- 4- On the short sale option, **We may BUY your property ourself, sell to our investor/s for a quick closing, or to an end buyer with the lender/s approval at no cost to you. (we get paid by the lender)**

Do what many other local homeowners are doing. Turn to us for assistance. We specialize in working with homeowners just like you. As a Certified Specialist, with training in "Distressed Properties", I am in the top 1% of all Realtors local to this area who has received this expert training. I CAN HELP YOU and want to retain you as a lifelong friend and a partner.

Just give me a call, **1-800-775-7785.** We will discuss your situation and determine the best course of action for you.

Sincerely,

Contact - Oak@Senvesco.com

Oak Senvar
President

*(licensed by Calif. Department of Real Estate Lic. # 00277165)
8960 Sonoma Hwy PO Box 887- Kenwood CA 95452*

What is Forensic Audit?

A forensic loan audit looks at loan documents for miscalculations, and it requires performing thorough investigations to determine if the loan terms are accurate, truthful and meet requirements of the applicable federal statutes. These regulations include the Truth in Lending Act, the Home Ownership and Equity Protection Act, and the Real Estate Settlement Procedures Act. The federal statutes determine which federal requirements need to be met by the lender in issuing the loan. These include mandatory disclosures, how and when such disclosures are made, limits on annual percentage rate, and a number of other requirements. Forensic loan audits also analyze a loan to determine if it meets state and local requirements. For example, California requires that a consumer who negotiated any sort of contract in a language other than English be provided with a translated copy of the contract. In California, also, the lender must be able to prove that it had a structured internal policy to ensure the accuracy of the stated income on all stated-income loans. This policy must be accurate and reliable.

Facts About Bad Loans

The mortgage industry as a whole is struggling to comply with consumer protection laws. A remarkable report published by the FDIC Office of the Inspector General reveals that during 2005 (which was the peak year of the mortgage boom measured by number of loans originated), **83% of federally supervised banks that made loans were cited for patterns of "significant compliance violations."** The percentage was presumably higher for state-licensed, non-depository lenders who were responsible for originating 52% of subprime mortgages and are subject to a much broader patchwork of state regulation. **Violations of consumer protection laws can result in rescission (effectively canceling the loan), defense against foreclosure, fines, penalties and (both civil and criminal) damages that can exceed the original principal balance of the loan.** You may download the report (Report Number 06-024) from the FDIC website.

Anyone in the chain of title for whole loans and the securitization trust for securities - can be liable, even though the violator was the broker or originating lender. In other words, the investor can be held liable and suffer damages for actions outside its control and for which had no knowledge. Forensic loan auditing provides a comprehensive analyses of electronic loan data to determine whether a mortgage transaction complies with over 300 federal and state consumer protection laws related to mortgage lending. Specifically, with the following consumer credit issues: truth-in-lending disclosures, usury, predatory lending, impermissible fees, interest rate accrual restrictions (such as negative amortization and balloons payments) and prepayment penalty enforceability.

FORENSIC AUDIT USES

Principal Reduction

When a property is upside down and the homeowner is facing foreclosure, the homeowner has more leverage with forensic audit than they may realize against their lender. Our service can force that leverage upon that lender. In doing so, you can be successful in wiping out large portions of principle. Typically 50-80%!

Loan Modifications

Loan Modification - most major lenders and service providers will negotiate a loan modification where most of the delinquent payments and foreclosure fees are either wiped out or added onto the back end of the loan. In most cases the interest rate and payment will be reduced permanently.

Interest Rate / Payment Rate Reduction

With the overwhelming increase of interest rates resetting on home loans and the devastating effect of this economy, many homeowners are faced with mortgage payments they can no longer afford. It is better to lower the homeowner's payment by lowering the interest rate or payment rate by creating a payment plan the borrower can afford, than to take the home with a foreclosure sale and lose money on the re-sale.