



THE LAW OFFICES OF STEVEN C. VONDRAN, P.C.

SERVICING CALIFORNIA AND ARIZONA HOMEOWNERS

OPTION ARM LOAN QUESTIONNAIRE - LITIGATION REVIEW

FILL OUT THIS FORM NEATLY AND COMPLETELY AND FAX IT TO US AT (949) 209-0358 OR SCAN AND EMAIL TO STEVE@VONDRANLAW.COM. WE WILL REVIEW YOUR CASE TO EVALUATE THE POTENTIAL FOR FILING AN OPTION ARM LAWSUIT AGAINST YOUR LENDER WHERE THEY REFUSED TO PROVIDE A MEANINGFUL LOAN MODIFICATION.

Borrower Name: _____

Borrower Occupation: _____

Address: _____

Is this your primary residence? YES NO

Do you own any other properties? YES NO

If you own other properties, how many others? _____

Phone Number: _____

Email Address: _____

(1) Which lender did you get your current first mortgage loan from?

(2) Who is your current loan servicer (company you make payments to?)

(3) What month and year did you get your current first mortgage loan:
Month _____ Year _____

(4) Was this loan obtained to **purchase** your property, or was it a **refinance**? (Circle One).

(5) Did you take any "cash-out" if it was a refinance transaction? YES NO

If cash-out, how much did you take out? \$ _____

(6) Current First mortgage loan balance: \$ _____ Payment: \$ _____

(7) Current Estimated Fair Market Value: \$ _____

(8) Was your loan negotiated in a foreign language? YES NO

If so, were your loan documents written in this foreign language?

(9) Have you had your loan audited for **Truth in Lending Violations**? YES NO

(a) If so, what violations were found, if any? _____

(b) Did each borrower in the transaction get **TWO COPIES EACH** of the required **NOTICE OF RIGHT TO CANCEL** if the transaction was a refinance transaction?

YES NO DONT KNOW (**Please check your loan file**)

(10) Was your loan a "stated income" loan? YES NO

(a) If yes, how much monthly income was stated? _____

(b) Was this amount accurate? YES NO

(11) When you got this option arm loan, did you use a real estate broker to assist you in obtaining the loan? YES NO (Name of brokerage: _____)

(12) Regardless of whether or not you used a real estate broker to get the option arm loan (or "pick-a-pay" as it is sometimes called) what, if anything were you told about the following:

(a) Were you told about how negative amortization worked? (Explain)

(b) Were you told how the "minimum payment" worked? (Explain)

(c) Were you told how and when the loan would "recast" after you reached a maximum loan balance? (Explain)

(d) Were you provided other options besides the Option Arm Loan? (Explain)

(e) Did the broker or lender promise you they would refinance your loan in the near future? (Explain)

(f) What were you told in regard to what your interest rate was? (Explain)

(g) What else were you told / or "not" told? (Explain)

(13) Have **any** of your prior loans (the ones other than your current loan described herein) been option arm loans, including a pay option arm? YES NO

(14) How many years of schooling have you had? _____

(15) Highest degree earned (Circle): HIGH SCHOOL / COLLEGE / GRADUATE DEGREE

(16) Have you received a Notice of Default: YES NO When Recd? _____

(17) Have you received a Notice of Sale: YES NO Sale Date: _____

(18) Have you tried to obtain a **loan modification** from your lender or loan servicer? (Explain efforts and results)

(19) Have you considered a **short sale, deed-in-lieu, or bankruptcy**? (Explain)

(20) Current Gross Monthly Income (all sources) \$_____ Current Monthly Expenses \$_____

THANK YOU. PLEASE FAX THIS FORM TO (949) 209-0358 OR SCAN AND EMAIL TO STEVE@VONDRANLAW.COM. PLEASE ALLOW 24-72 HOURS FOR US TO GET BACK TO YOU.

Notice: There are other relevant questions but this will give us a general idea of what we are looking at. By submitting this option arm loan questionnaire to us you understand and agree that there is no obligation for us to accept your case, or review your case, and in some circumstances we may not be able to call you back at all. This would not indicate that we don't believe you have a case, but sometimes our caseload is such that we may not be able to respond as fast as you would like, or respond at all. If you require an immediate consultation to review your situation, we do offer paid one hour, and half hour consultations to discuss your option arm loan and foreclosure or short sale situation. You can reach us at (877) 276-5084.