

Veronica Ann Williams

Mailing Address P.O. Box 978 ❖ South Orange, NJ 07079-0978
Residence – NO MAIL: 541 Scotland Road ❖ South Orange, NJ 07079-3009

June 10, 2010

Mr. Brendan McDonagh
CEO
HSBC North America Holdings Inc.
26525 N. Riverwoods Blvd.
Mettawa, IL 60045

Dear Mr. McDonagh,

I would like your assistance to ensure that I receive a mortgage modification that is in the mutual best interests of HSBC, my community and I. Given the manner in which my previous efforts have been handled by Litton Loan (see Attachment I), I believe we can resolve this matter in a mutually beneficial and fair way with your intervention.

FORECLOSURE BAD BUSINESS DECISION FOR HSBC

HSBC earns a greater return with modification than foreclosure; the proposed modification gains \$35,864 vs. the foreclosure which loses \$50,413 (see Attachment IV). Foreclosure puts HSBC at a financial and strategic disadvantage (see Attachment I). I qualify for HAMP (see Attachment II) but Litton Loan recently told Tri-City they don't participate in HAMP. In December 2008, Litton Loan told me they would provide me with a HAMP modification.

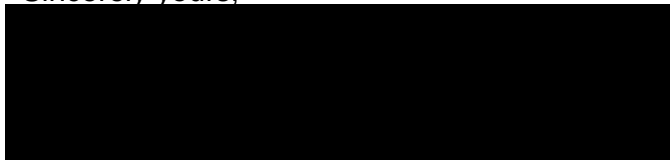
My foreclosure, as many others, is not in the spirit of US Banking Laws. The manner in which my account has been handled by Litton Loan is not consistent with HSBC's history & reputation.

HSBC CHARTERED TO SUSTAIN NOT DESTROY COMMUNITIES

My neighborhood, like so many others in the U.S., is beginning to decline due to empty foreclosed homes and other casualties of the economy. The Federal Reserve¹ seeks to sustain U.S. communities when banking and mortgage charters are issued to institutions like HSBC. Indeed, HSBC is still fairly new in the US banking market². I ask that you review your obligation to shareholders, mortgage holders and US citizens as you reconsider options to assist me.

I thank you for joining in the spirit of the Federal effort to generate our Nation's economic recovery.

Sincerely yours,



cc with attachments, without enclosures:

- Toni L. Caldwell, Executive Director/Chief Executive Officer, Tri-City Peoples Corporation
- Edward R. Kirn III, Partner, Powers Kirn LLC
- Hon. Harriet Farber Klein, J.S.C
- Larry Litton, Jr., President, Litton Loan Servicing LP
- Brendan McDonagh, CEO, HSBC North America
- Ashley Besk, Assistant Vice President, Prime Modification Dept., Chase
- David H. Stevens, Assistant Secretary for Housing – Federal Housing Commissioner, HUD

¹ Through Community Reinvestment Act – Title 12. PART 203—HOME MORTGAGE DISCLOSURE (REGULATION C)

² "HSBC USA Receives Approval for National Charter" [by Comptroller of the Currency], BusinessWire June 24, 2004.

ATTACHMENT I

MODIFICATION HAS STRONG MERIT FOR HSBC

A true mortgage modification will allow Litton Loan and HSBC to continue receiving a revenue stream while this home remain occupied. More importantly, Litton Loan/HSBC will qualify for Federal assistance on this asset, further reducing the prospect of future losses.

COMPELLING REASON	SUPPORTING INFORMATION
<ul style="list-style-type: none"> Property is under water 	Market Value \$370,000 ³ First Mortgage Balance \$261,000 Second Mortgage Balance \$148,000 <ul style="list-style-type: none"> 541 Scotland lost over 35% of its value since 2005 (declined from \$550K to \$350K)
<ul style="list-style-type: none"> Property difficult to sell, undesirable location in declining neighborhood, escalating property taxes, declining schools 	<ul style="list-style-type: none"> Property on the market in 2005, 2006, 2007 – NO OFFER 529 Scotland, 2 doors away, has been vacant since it was foreclosed upon 2 years ago Property taxes increased 150% since purchased Schools, which are 50% of property taxes, dropped from top 5 in state to bottom third Crime from negligible to severe Property taxes have increased 150% and are stated to escalate more, discouraging buyers and reaching 35% of mortgage payment
<ul style="list-style-type: none"> Net gain greater with modification than foreclosure: HSBC will still earn interest differential (see Attachment IV) Proposed modification gains \$35,864 in interest income vs. the foreclosure which loses \$50,413 on unrecoverable principal 	Net gain to Litton Loan with modification \$35,864 Net loss to Litton Loan with foreclosure -\$50,413

The first time Litton purchased my mortgage, I researched their business practices and quickly refinanced to get it out of their hands. This time I was unable to move that quickly. Although I was advised that Litton Loan did not participate in HAMP, I hope the information in this document will cause you to reconsider.

³ Based on assessments from local realtors, and recent experience from listing the property for sale.

ATTACHMENT II

HOMEOWNER IS EXCELLENT CANDIDATE FOR HAMP

COMPELLING REASON	SUPPORTING INFORMATION
<ul style="list-style-type: none"> Federally-backed entities have confirmed that Homeowner qualifies for HAMP, including 2 Federally-funded mortgage counseling services 	<ul style="list-style-type: none"> Tri-City Peoples Corporation reviewed financials and tried to negotiate with Litton Loan on behalf of homeowner HUD lender offered \$1,361.50 monthly payment at 4.75%/5.467% APR (see Attachment IV). Confirmed by http://www.makinghomeaffordable.gov (see Attachment V)
<ul style="list-style-type: none"> Homeowner has successfully used income from ACT, Inc. and room rentals to pay her mortgage for 23 years 	<ul style="list-style-type: none"> Homeowner has lost rental income since foreclosure action (see Attachment VI)
<ul style="list-style-type: none"> Homeowner's commitment from unemployment is sufficient to cover a HAMP modified mortgage for 12 to 86 months, possibly more 	<ul style="list-style-type: none"> Property on the market in 2005, 2006, 2007 – NO OFFER 529 Scotland, 2 doors away, has been vacant since it was foreclosed upon 2 years ago Property taxes increased more than 150% since purchased
<ul style="list-style-type: none"> Homeowner's contingent employment offers, new ventures and the rental capacity of rooms in her house virtually guarantee future income to further pay down debt 	<ul style="list-style-type: none"> Rental income last year reached \$2,715 a month Has employment offer from major Federal Agency upon approval of security clearance (since Sept. 2009) Proposed to run Federal contract at pay exceeding \$170,000 Launching new venture projected to reach \$44,000 by 2011
<ul style="list-style-type: none"> Homeowner has demonstrated good faith efforts to resolve debt with all creditors (see Attachment VII). 	<ul style="list-style-type: none"> Liquidated major assets and retired debt based on expectation of receiving modification offered by Litton Loan In response to Litton Loan requests, submitted more than 30 extensive financial analyses between Dec. '09 and April '10

HSBC CHARTERED TO PROVIDE MORTGAGE FINANCING FOR US HOMEOWNERS

While homeowners who can afford their mortgages are walking away from their commitment, this homeowner made Herculean efforts to work out a resolution with the mortgagor. Financially, her efforts have cost her dearly. The total cost of ownership (maintenance costs except mortgage and taxes) are equal to the cost of renting an apartment in her area. Having lived in this home 27 years, her concern to maintain the neighborhood and contribute financially to society is greater than her desire to preserve money for herself. This is exactly the type of citizen that the Federal Reserve⁴ is trying to support when banking and mortgage charters are issued to institutions like Litton Loan/HSBC. Indeed, HSBC is still fairly new in the US banking market⁵. I ask that you review your obligation to shareholders, mortgage holders and US citizens as you reconsider options to assist this homeowner.

⁴ Through Community Reinvestment Act – Title 12. PART 203—HOME MORTGAGE DISCLOSURE (REGULATION C)

⁵ "HSBC USA Receives Approval for National Charter" [by Comptroller of the Currency], BusinessWire June 24, 2004.

ATTACHMENT III

Veronica Ann Williams

Mailing Address: P.O. Box 978 ❖ South Orange, NJ 07079-0978
Residence – NO MAIL: 541 Scotland Road ❖ South Orange, NJ 07079-3009

April 21, 2010

Re: Litton Loan Number 40212367

Dear Sirs:



Due to deceptive practices by Litton Loan Services, the foreclosure on my home should be reversed and removed.

CLIENT DISCLOSES CHALLENGES AND REQUESTS MODIFICATION FROM LITTON LOAN

After receiving a mortgage modification from her secondary mortgage provider, Ms. Williams approached Litton Loan to seek a modification. She had conversations with several Litton representatives. Since Litton had corrected an error on her account in 2008, Ms. Williams believed they would honor their commitment. In good faith, she disclosed her personal and financial challenges in the expectation that Litton would include her mortgage in the Presidential Foreclosure Program. Ms. Williams qualified for, and submitted all information requested on February 25, 2009 (modification submitted & confirmed on Feb. 25, 2009 at 3:12 PM – Litton recorded submittal on April 22, 2009).

A PATTERN OF DECEIT	
Nov. 2008	VW Requests Modification in Nov. 2008
Feb. 2009	Formal request in writing Feb. 2009
March 2009	Litton said wait
May 2009	Litton offer written modification, from them not from Federal program as indicated
June 2009	Litton tells me modification will be forthcoming so I paid non-secured debt to position myself for improved credit rating
July 2009	Litton serves me with foreclosure papers
Aug. 2009	Litton returns checks via US Mail while telling me that modification is underway
Sept 2009	Litton promises to delay while they work on approving modification
Sept. 2009	I sell another property at a loss to reduce debt for pending job
Fall 2009	Litton accepts checks sent a second time; issues a new modification with a higher monthly payment
Aug 09 – March 10	Litton accepts all payments, sent via FEDEX
Dec. 2009	Litton proceeds with court action to secure foreclosure
Jan 2010 – March 2010	Litton continues to accept payments that fulfill modification terms but does not remove foreclosure
April 2010	Litton issues new modification with yet another increase in the monthly payment

CLIENT EXERTS HERCULEAN EFFORT TO INCREASE INCOME AND FORECLOSURE

In response to a suggestion by Marie Bernard of Litton (on 9/17/09 at 3:41pm), I am writing to explain why Litton should accept and honor the Loan Modification agreement your firm proposed and I accepted. You should note that I have:

- Responded to an inordinate number of duplicative requests for financial, operational, administrative and other information
- made all required payments of first modification (July, August & September)
- made all required payments of second modification (October, November, December)
- made all require payments of third modification (January, February, March)
- provided all information requested (received by Litton 3/29/09) copy attached, 48 pages
- been self-employed since 1993 – long before the original mortgage was instituted
- rented rooms to provide more income – sufficient in itself to cover both mortgages
- sufficient income right now to pay Federal HAMP mortgage, my second mortgage as well as my basic living expenses

ATTACHMENT III cont'd.*Veronica Ann Williams*Mailing Address: P.O. Box 978 ❖ South Orange, NJ 07079-0978
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- presented budgets that clearly demonstrate my ability to meet mortgages and basic financial obligations
- a preliminary offer from the U.S. Dept. of Homeland Security which will further increase my income
- become a newly instituted Arbitrator, which will also provide additional income.

Documentation attached shows rental income, Arbitrator approval and more. I have attached the offer letter from FEMA.

I contacted Litton last month to inform you that major water damage in my home would delay my payment. Unfortunately the damage was not in my bedroom but one that I rent. My insurance company has still not paid nor settled the claim.

LITTON LOAN BAIT AND SWITCH

Since Litton told Ms. Williams that the modification should be completed in 45 days (April 11th), she began calling Litton representatives designated to work on her account after 30 days. Ms. Williams was told that Litton was still waiting for the Presidential Program to be released and she should not worry. As time went by, Ms. Williams expressed her concern over continuing payments that were almost triple what she would pay under the Presidential Program. On April 9, 2009, Nick Valdecaras of Litton Loan advised Ms. Williams that she should suspend payments until the modification was completed. One representative told Ms. Williams that if the Presidential Program was not released by June, Litton would offer a comparable modification program. She was assured that she would receive a lower interest rate and payment, allowing her to resume payments that fit into her revised budget.

To her chagrin, Ms. Williams learned on August 1, 2009 that Litton's modification included rates and terms that were not very different than her existing mortgage. To make matters worse, she was served on July 27, 2009, placing her in jeopardy of losing her home.

LITTON SHOULD DEMONSTRATE INTEGRITY:**ISSUE COMPARABLE MODIFICATION & REMOVE FORECLOSURE**

Our client has been through enough. Her health, financial and income challenges were well documented and shared with Litton. Recognizing her vulnerability, Litton took steps to exploit it. Litton should, at a minimum, offer a modification comparable to what Ms. Williams expected. That is, a term of 30 years, interest rate of 3% and no points or fees. In addition, the seven payments should be added to the back end of her mortgage and the foreclosure should be removed from her record with all credit reporting agencies including Experian, Equifax and Trans Union. Finally, Ms. Williams should be afforded all modifications available from the Federal mortgage modification programs.

Thank you,

ATTACHMENT III cont'd.

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LITTON LOAN Matter: Pertinent Documents for Attorney

SUMMARY OF DOCUMENTS RELATING TO LITTON LOAN MATTER		
F:\VW_thumb\Carolyn_Separation\Mortgage\LittonRefi	211 files, 20 folders, 91.0 MB	
F:\VW_thumb\Carolyn_Separation\Mortgage\ObamaModProgram	4 files, 0 folders, 534 KB	
F:\VW_thumb\Carolyn_Separation\Mortgage\Litton_Statements	3 files, 0 folders, 823 KB	
F:\VW_thumb\Carolyn_Separation\Mortgage\Foreclosure_Help	16 files, 2 folders, 6.38 MB	
REQUEST FOR MODIFICATION		
F:\VW_thumb\Carolyn_Separation\Mortgage\LittonRefi\RefiLtr_2-25-09	ProposedRefiLetter_2-25-09.doc	2
F:\VW_thumb\Carolyn_Separation\Mortgage\LittonRefi\RefiLtr_2-25-09	ProposedRefiLetter_2-25-09.pdf	2
F:\VW_thumb\Carolyn_Separation\Mortgage\LittonRefi\RefiLtr_2-25-09	ProposedRefiLetter_SCANNED_2-25-09.pdf	2
F:\VW_thumb\Carolyn_Separation\Mortgage\LittonRefi\RefiLtr_3-29-09	Litton_Modification_Application.doc	15
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F:\VW_thumb\Carolyn_Separation\Mortgage\LittonRefi\RefiLtr_3-29-09	Litton_Modification_Application_backup.doc	
F:\VW_thumb\Carolyn_Separation\Mortgage\LittonRefi\541_Foreclosure_HSBC_7-09	VW_Childress_Court_Response_12-16-09.pdf	12
F:\VW_thumb\Carolyn_Separation\Mortgage\LittonRefi\541_Foreclosure_HSBC_7-09	CapOne_Summons_rcvd_8-13-09.pdf	
F:\VW_thumb\Carolyn_Separation\Mortgage\LittonRefi\ChildressLegalDocs	Dec16-2009.pdf	63
F:\VW_thumb\Carolyn_Separation\Mortgage\LittonRefi\ChildressLegalDocs	Dec23-2009.pdf	10
F:\VW_thumb\Carolyn_Separation\Mortgage\Foreclosure_Help	HomePreservationPacket_VW1.pdf	10
RESPONSES TO REQUESTS FOLLOWING MODIFICATIONS		
F:\VW_thumb\Carolyn_Separation\Mortgage\LittonRefi\WorkoutPlans_8-12-09	HardshipAffadavit_9-29-09_submit.pdf	3
F:\VW_thumb\Carolyn_Separation\Mortgage\LittonRefi\WorkoutPlans_8-12-09	Litton_WorkoutPlan_8-2-09.pdf	25
F:\VW_thumb\Carolyn_Separation\Mortgage\LittonRefi\WorkoutPlans_8-12-09	Litton_WorkoutPlan_8-8-09.pdf	48
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F:\VW_thumb\Carolyn_Separation\Mortgage\LittonRefi\WorkoutPlans_8-12-09	VW_P&LS_for_Litton_11-25-09.pdf	5
F:\VW_thumb\Carolyn_Separation\Mortgage\LittonRefi\WorkoutPlans_8-12-09	VW_P&LS_for_Litton_12-3-09.doc	

ATTACHMENT III cont'd.

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MODIFICATIONS FROM LITTON LOAN		
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OTHER PERTINENT DOCUMENTS		
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F:\VW_thumb\Carolyn_Separation\Mortgage\LittonRefi	MoneyOrderReceipt_9-11-09.pdf	

ATTACHMENT III cont'd.

Veronica Ann Williams

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F:\VW_thumb\Carolyn_Separation\Mortgage\LittonRefi\Request_to_Honor_Modification	New DAE hire letter (ex).doc Sept. 2009	
F:\VW_thumb\Carolyn_Separation\Mortgage\LittonRefi\ChildressLegalDocs	1270821524.pdf (Order Granting Summary Judgment)	
F:\VW_thumb\Carolyn_Separation\Mortgage\LittonRefi\ChildressLegalDocs	Dec16-2009.pdf (Civil Action)	
F:\VW_thumb\Carolyn_Separation\Mortgage\LittonRefi\ChildressLegalDocs	Dec23-2009.pdf (Order Granting Motion)	
F:\VW_thumb\Carolyn_Separation\Mortgage\LittonRefi\ChildressLegalDocs	ChildresNoRepresentLitton.pdf (Letter of Non-Representation)	
Local Agency & First Attorney		
<p>Tri-City has determined that I do indeed qualify for the Federal HAMP program. They will negotiate with Litton Loan Litton on my behalf. My contact at Tri-City is: Alton Ellis Phone 973-676-5506 x2181 Fax 973-675-4493 Email aellis@tri-city@citypeoples.org Tri-City Peoples Corporation 55 Washington St., Suite 311 East Orange, NJ 07017 http://www.tri-citypeoples.org/</p>		

ATTACHMENT IV

	MODIFICATION	FORECLOSURE
APR		
Litton Loan/HSBC	2%	7%
Chase	2%	3%
PRINCIPAL		
Litton Loan/HSBC (less \$66,398 of \$146,398 loss)	\$108,472	261,000
Chase	\$100,000	148,000
TERM	30 years	3 ½ years
MONTHLY PAYMENT		
Litton Loan/HSBC	400.93	NA
Chase	369.62	NA
PAYBACK AMOUNT – TO HSBC & CHASE		
Litton Loan/HSBC	\$236,112	\$210,587
Chase	\$133,888	\$119,413
TOTAL	\$370,000	\$330,000
MORTGAGE BALANCE		
Chase Mortgage Balance	\$99,160	\$148,000
Litton Loan Mortgage Balance	\$174,870	\$261,000
TOTAL	\$274,030	\$409,000
AMOUNT UNDER WATER (MORTGAGE LESS MARKET VALUE)	-\$39,000	-\$79,000
GAIN/LOSS ON MORTGAGE PRINCIPAL		
Chase Mortgage Balance	-\$14,112	-\$28,587
Litton Loan Mortgage Balance	-\$24,888	-\$50,413
GAIN ON MORTGAGE INTEREST⁶		
Chase Mortgage Balance	\$33,062	0
Litton Loan Mortgage Balance	\$35,864	0
PAYBACK DATE	2014	2011
RETURN TO MORTGAGOR (includes fees earned)	2.82%	TBD

⁶ Calculator Used: <http://www.dinkytown.net/java/MortgageLoan.html>

ATTACHMENT V

HUD LENDER ID 2378900019
NJ Reference Number ICG 7700085
55 E. 59th Street 4th Floor
New York, NY 10022

URGENT NOTICE
PLEASE READ THE ENTIRE DOCUMENT CAREFULLY
Intercontinental Capital Group
55 E. 59th Street 4th Floor
New York, NY 10022



Veronica Williams
541 Scotland Rd
South Orange NJ 07079-3009

NOTICE DATE: 3/22/2010



Attention Veronica Williams;

Under the Emergency Economic Stabilization Act H.R. 5140 the Federal Government has taken specific action to help homeowners reduce their monthly mortgage payments. Congress has increased FHA/VA mortgage limits up to 125% of previous MSA limits on loans. Interest rates have fallen on mortgages.

YOUR NEW REDUCED PAYMENT

You currently have a mortgage of \$261,000.00 with a high interest rate. **Your new reduced payment based on your original loan amount could be: \$1,361.50 (4.75%/5.467% APR)** not including taxes or insurance.

Qualified Payment Reductions Completed In April Will Not Owe A Payment Until June 2010

Estimated Loan Amount

\$261,000.00

Reduced Payment
\$1,361.50

(4.75% / 5.467% APR)

Cash Out Option
\$25,000 \$131/month
\$50,000 \$262/month

Under the new FHA guidelines you are qualified to apply now for this reduced payment now. You **MUST** refinance now to take advantage of this current offer. Guidelines and rates are changing and you must act in order to take advantage of these low rates and reduced payment. Call toll-free 1-877-300-3420 now.

Toll-Free: 1-877-300-3420

(N.J) REFERENCE NUMBER: ICG 7700085



Additional information is needed from you to complete this transaction. Immediate action is requested.
Rates Subject To Change.

Intercontinental Capital Group ("ICG") 55 E. 59th Street 4th Floor, NY, NY 10022 is an approved FHA lender. ("ICG") holds an Unconditional Direct Endorsement Approval from the U.S Department of Housing and Urban Development. ICG is not an agency of the federal government. ICG works directly with homeowners to reduce their mortgage payments. All loans are subject to credit approval and appraisal. Programs, rates, terms and conditions are subject to change without notice. Interest rate, payment and APR based on a 30 year term, \$250,000 loan amount, 780 FICO score as of 3.19.2010. Other restrictions may apply. Licensed Mortgage Banker - NYS Banking Department License # 105723, Licensed by the New Jersey Dept of Banking and Insurance reference # 0642530-X20.

ATTACHMENT VII

Text A+ A- A

Need urgent help? Contact the Homeowner's HOPE™ Hotline: (888) 995-HOPE



HELP FOR AMERICA'S HOMEOWNERS

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To view or print the PDF content on this page, download the free [Adobe® Acrobat® Reader®](#).

■ YES, YOU MAY QUALIFY FOR A HOME AFFORDABLE MODIFICATION

Based on your answers to the modification eligibility questions, you may qualify for a Home Affordable Modification. The next step is to gather the information you will need when you speak to your mortgage servicer or a HUD-approved housing counselor.

You can download this information on the [Request a Modification](#) page.

After you have this information, you should [call your mortgage servicer](#) and ask to be considered for a Home Affordable Modification.

Please be patient

Mortgage servicers are receiving a high volume of inquiries and there may be a slight delay before they process all applications.

SERVICERS HAVE MADE A COMMITMENT TO DELAY FORECLOSURE SALES ON ALL LOANS THAT MEET THE MINIMUM ELIGIBILITY CRITERIA FOR A HOME AFFORDABLE MODIFICATION WHILE AN APPLICATION IS UNDER CONSIDERATION.

If you have already missed one or more mortgage payments – contact your mortgage servicer immediately or call 1-888-995-HOPE (4673) to reach a [HUD-approved housing counselor](#).

A HUD-approved housing counselor can help you understand your options. This counseling is FREE.



In partnership with [FinancialStability.gov](#)

ATTACHMENT VII

*Veronica Ann Williams*Mailing Address: P.O. Box 978 ❖ South Orange, NJ 07079-0978
Residence – NO MAIL: 541 Scotland Road ❖ South Orange, NJ 07079-3009

January 17, 2010

Mr. Larry Litton, Jr.
President
Litton Loan Servicing L.P.
4828 Loop Central Drive
Houston, TX 77081-2212

Subject: Modification Agreement/Workout Plan for Mortgage No. 40212367

Sent via facsimile to 713-793-4964 & 713-793-4923 & via Federal Express Tracking No. 793187814845

Dear Mr. Litton,

I need a mortgage modification as soon as possible. Many Litton representatives have been working with me since this effort began in December 2008. I am particularly grateful to Bessie Cahee who has patiently and diligently conveyed requests from others at Litton. I am seeking your assistance to ensure that this effort is completed successfully.

The lack of a mortgage modification agreement prevents me from filing my latest financial statements. My income will, therefore, be reduced for the following reasons:

- Three (3) tenants broke their rental agreements and may not be backfilled before May (see Attachment I)
- A contingent Federal job offer may not be approved with the foreclosure on my record (Federal Security Clearance required and pending)
- A contingent offer from Federal contractor may not be approved with the foreclosure on record (Security clearance required)

My home provides my most reliable source of revenue at this time. Losing my home will impose added financial and health burdens that will surely threaten my survival. Without a modification I will attempt to sell my home to remove the foreclosure status from my record. By the time this is done, however, I expect the two contract jobs pending will no longer be available. That could very well leave me homeless and eliminate my current sources of income.

My revised financial statements (prepared on an accrual basis) will show reduced revenue due to:

- Lost rental income from tenants who broke leases (Heidi Boon, Shelley Peachey, Catharine Swain)
- Revenue from contracts pending security clearance can no longer be accrued
- Loss of a place to live threatens my ability to earn income on existing contracts (can no longer accrue revenue from existing commitments)

I will provide the financial statements as soon as I have completed the revisions.

I have tried to dig out of my financial predicament without foreclosure, to no avail. I am willing to do anything that is morally and legally possible to remove the foreclosure from my record. I hope to do so without losing my home of more than 26 years. *Time is of the essence.*

Bessie Cahee, with whom I have worked since last summer, is no longer assigned to my account. The customer service representatives cannot identify an individual for me to speak with. Please let me know how to proceed in working out a mutually beneficial solution. I can be reached at 202-636-8190.

In anxious anticipation, I am

Sincerely yours,


Veronica Williams

cc: B. Cahee, via email to Bessie.Cahee@littonloan.com

ATTACHMENT VII cont'd.

*Veronica Ann Williams*Mailing Address: P.O. Box 978 ❖ South Orange, NJ 07079-0978
Residence – NO MAIL: 541 Scotland Road ❖ South Orange, NJ 07079-3009

ATTACHMENT I

Seton Hall Graduate Students Break Rental Agreements

The rental revenue I reported has been reduced by \$2,085 a month because the following tenants broke their leases 2 months after moving in:

1. Heidi Boon (\$9,900 balance after 1 year; \$20,625 balance after 2 years)
2. Catharine Swain (\$7,560 balance after 1 year; \$ 0 balance after 2 years)
3. Shelley Peachey (\$7,560 balance after 1 year; \$15,750 balance after 2 years)

I incurred substantial expense preparing my home (cleaning, plumbing and other repairs), screening tenants and administering the move-ins for these young women. The rent that they paid did not cover these expenses. In addition to \$ 43,935 in lost rental revenue, I have incurred additional losses from rental preparation and searching for replacement tenants. In short, their actions have proved devastating for me when I could least afford it.

ATTACHMENT VIII – First 3 pages of 49 pages in document*Veronica Ann Williams*

541 Scotland Road, South Orange, NJ 07079

September 20, 2009

Litton Modification Department/Loss Mitigation
c/o Mr. Julius Connor
Customer Care Supervisor
Litton Loan Servicing L.P.
4828 Loop Central Drive
Houston, TX 77081

Re: Loan Number 40212367

Sent via facsimile to: 713-218-3777 & 972-653-6340, Customer Service and 770-288-4650, Foreclosure Dept.

Dear Sir/Madam:

In response to a suggestion by Marie Bernard of Litton (on 9/17/09 at 3:41pm), I am writing to explain why Litton should accept and honor the Loan Modification agreement your firm proposed and I accepted. You should note that I have:

- made all required payments (July, August & September)
- provided all information requested (received by Litton DATE) copy attached, 48 pages
- been self-employed since 1993 – long before the original mortgage was instituted
- rented rooms to provide yet another source of income – sufficient in itself to cover both mortgages
- sufficient income right now to pay for the Litton mortgage, my second mortgage as well as my basic living expenses
- presented budgets that clearly demonstrate my ability to meet mortgages and basic financial obligations
- a preliminary offer from the U.S. Dept. of Homeland Security which will further increase my income
- become a newly instituted Arbitrator, which will also provide additional income.

Documentation attached shows rental income, Arbitrator approval and more. I have attached the offer letter from FEMA.

I contacted Litton last month to inform you that major water damage in my home would delay my payment. Unfortunately the damage was not in my bedroom but one that I rent. My insurance company has still not paid nor settled the claim.

I am told that Litton sent a letter dated 8/14/09. I have not yet received it.

I request an expeditious acceptance (i.e. 3 days) of our modification so that I may proceed in establishing repayment agreements with other creditors. Please contact me by phone at 973-715-8580 and via facsimile at 888-492-5864 right away.

Thank you

attachment

cc: Marie Bernard, Customer Service
L. Childress
Eniola English (Marie Bernard's supervisor)
Kimberly Wylie, Foreclosure Dept. 800-247-9727 ext. 5231

ATTACHMENT VIII cont'd.

Veronica Ann Williams

P.O. Box 978 ❖ South Orange, New Jersey 07079-0978

August 8, 2009

Loss Mitigation Department
Litton Loan Servicing L.P.
4828 Loop Central Drive
Houston, TX 77081-2212**2007 & 2008 Tax Returns
have been added and have
also been enclosed with the
hard copy documents being
sent via U.S. Mail**

Subject: Modification of Account No. 40212367

Sent via Facsimile to 713-793-4464 - 48 total pages

Dear Sir/Madam:

This is to re-confirm that I accept the Loan Workout Plan proposed by Litton Loan Servicing LP. In response to my conversations with Litton representatives on July 31, 2009, I have attached the following documents:

- **Loan Workout Plan** (3 pages)
- **Hardship Affidavit** (2 pages)
- Copy of **Request for Transcript of Tax Return** (Attachment II)
- Copy of **Request for Modification** submitted **February 25, 2009**
- Copy of **Application for Modification of Mortgage** submitted March 29, 2009
- Copy of **2007 & 2008 IRS Returns** (4 pages and 19 pages, respectively)

The major changes since March are that I had surgery in May and have landed new sources of income. Despite challenges beyond my control, I have recovered from surgery. After a concerted effort to solidify my income, I have three new sources of income:

- Contract Program Manager for Semper-Alexander, Inc.
- FINRA Arbitrator (listed in New York, NY and Newark, NJ)
- ACT Inc. contractor

Collectively, the income from these sources will allow me to meet my mortgage payments while also providing me sufficient time (about 15 business days a month) to earn additional income. My revised budget is outlined in Attachment I – Creditor Repayment Schedule/Budget.

Please note that I am the leading candidate for two private industry positions and in the hiring process for a contractor position with a Federal agency.

I will be able to repay the mortgage and recover financially under the proposed Workout Plan. I do meet the requirements for the Federal Modification Program, however, and would still prefer that option if it is available. That is, the mortgage interest rate of 2%, in a fixed, 30-year note.

I thank you for your assistance in my financial recovery.

Yours truly,

