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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

EAJ

Prepared by and Return to: Randy Schmerbach, IntegrUS Credit Union, 1200 Associates Dr., Suite 101, Dubuque, IA 52002 ph. (563) 582-1141

FIXED/ADJUSTABLE RATE RIDER MODIFICATION

KNOW ALL PERSONS BY THESE PRESENT:

THAT WHEREAS Thomas R Lammers and Patricia J Lammers, hereinafter called Mortgagors, are the owner of certain real estate described in a certain Mortgage and Fixed/Adjustable Rate Rider dated December 10, 2012 and recorded January 2, 2013 as Instrument #2013-11 in the office of the Delaware County Recorder in Manchester, Iowa; and whereas mortgage and promissory note secured thereby are now both owned and held by IntegrUS Credit Union f/k/a Dubuque Teachers Credit Union, an Iowa Corporation, hereinafter called the Mortgagee; and whereas said promissory note states a fixed rate of interest until the first change date of January 1, 2018, and whereas Mortgagor now desire a modification;

NOW, THEREFORE, IF IT IS AGREED, between Mortgagee, IntegrUS Credit Union f/k/a Dubuque Teachers Credit Union and the Mortgagors, Thomas R Lammers and Patricia J Lammers that the Mortgage and Fixed/Adjustable Rate Rider above identified shall be modified by Thomas R Lammers and Patricia J Lammers to mortgagee, dated this 25th day of July, 2014 in the principal amount of $146,802.20 with a maturity date of January 1, 2043. This mortgage modification agreement is a modification of the note interest rate from 7.750% to 5.750% beginning July 25th, 2014 until the first Change Date. The monthly principal and interest payment is $872.80. The next payment due is August 1, 2014. The interest rate I am required to pay at the first Change Date will not be greater than 7.750% or less than 5.750%. Thereafter, my adjustable interest rate will never be increased or decreased on any single Change Date by more than two percentage points from the rate of interest I have been paying for the preceding 12 months. My interest rate will never be greater than 11.75% or lower than 5.750%. All covenants and provisions therein shall remain in full force and effect, except as herein modified. The parties hereby agree that said mortgage recorded as Instrument#2013-11 in the office of the Delaware County Recorder in Manchester, Iowa, secures said modified mortgage and shall continue to be a first lien on the mortgaged property.

IN WITNESS THEREOF, the parties hereto have executed the foregoing instrument this 25th day of July, 2014.

IntegrUS Credit Union f/k/a Dubuque Teachers Credit Union

By: Randy Schmerbach
Randy Schmerbach
VP/Chief Lending Officer

Mortgagors

Thomas R Lammers
Thomas R Lammers

Patricia J Lammers
Patricia J Lammers

STATE OF IOWA

COUNTY OF DUBUQUE

On this 25th day of July, 2014 before me, the undersigned, a Notary Public, personally appeared Thomas R Lammers and Patricia J Lammers, to me know to be the identified persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.

NOTARIAL SEAL IOWA
RANDY T SCHMERBACH
COMMISSION NUMBER 179476
MY COMMISSION EXPIRES
5/23/2016

Randy Schmerbach
Notary Public
My Commission Expires: 5/23/16

STATE OF IOWA

COUNTY OF DUBUQUE

On this 25th day of July, 2014 before me, a Notary Public in and for Dubuque County, Iowa personally appeared Randy Schmerbach, to me personally known, who being duly sworn, did state that he is the VP/Chief Lending Officer of IntegrUS Credit Union f/k/a Dubuque Teachers Credit Union, an Iowa

Corporation, that no seal has been procured by the said corporation. By authority of its Board of Directors, the said Randy Schmerbach, as VP/Chief Lending Officer of IntegrUS Credit Union f/k/a Dubuque Teachers Credit Union, does acknowledge the execution of said instrument to be the voluntary act and deed of said corporation.

Calsey Bradley

Notary Public

My Commission Expires: 7/22/16

