Book 2021 Page 1486
Document 2021 1486 Type 06 006 Pages 3
Date 4/23/2021 Time 9:59:01AM
Rec Amt $17.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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Prepared By: Sydney Tharp
Iowa Bankers Mortgage Corporation
8800 NW 62nd Ave
Johnston, IA 50131
800-873-9667

Fannie Mae Loan # 4004835062
Servicer Loan # 0001026726
MIN# 100344500010267260
Original UPB: $105,000.00

After Recording Return To:
REM Corporation
940 South Frontage Road
Suite 1400
Woodridge, IL 60517
630-241-9540

PAYMENT DEFERRAL AGREEMENT

This Payment Deferral Agreement("Agreement"), made this 8th day of February, 2021, between Leanne M Fangmann ("Borrower"), and Richard L Fangmann ("Borrower"), a married couple, IOWA BANKERS MORTGAGE CORPORATION ("Lender"), and Mortgage Electronic Registration System, Inc. ("*MERS*") ("Mortgagee"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") dated March 31, 2006 and recorded INSTRUMENT NO. 2006-1481, of the Land Records of Delaware County, Iowa (Name of Records), and (2) the Note bearing the same date as, and secured by, the Security instrument, which covers the real and personal property described in the Security Instrument and defined therein as the "Property", located at 313 Quaker Mill Drive; Manchester, IA 52057, the real property described being set forth as follows:

LOT THREE (3) OF LOT FORTY EIGHT (48) OF THE AMENDED AND SUBSTITUTED PLAT OF LOT 46 AND LOT 48 OF THE NELSON'S SUBDIVISION OF PART OF THE N 1/2 OF THE S 1/2 OF SECTION 20, T89N, OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 6 PLATS, PAGE 81.

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. As of April 1, 2021, the amount payable under the Note and the Security Instrument (the "New Unpaid Balance") is $125,303.74, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized.

2. $11,013.12 of the New Unpaid Balance shall be deferred (the "Deferred Balance") and Borrower will not pay interest or make monthly payments on this amount. The New Unpaid Balance less the Deferred Balance shall be referred to as the "Interest Bearing Principal Balance" and is $114,290.62.

3. Borrower agrees to pay in full the Deferred Balance and any other amounts still owed under the Note and Security Instrument by the earliest of: (i) the date Borrower sells or transfers an interest in the Property, (ii) the date Borrower pays the entire Interest Bearing Principal Balance, or (iii) the new Maturity Date.

4. If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower

is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by the Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by the Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by the Security Instrument without further notice or demand on Borrower.

5. Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, null and void, as of the date specified in paragraph No. 1 above:

   (a) all terms and provisions of the Note and Security Instrument (if any) providing for, implementing, or relating to, any change or adjustment in the rate of interest payable under the Note; and

   (b) all terms and provisions of any adjustable rate rider, or other instrument or document that is affixed to, wholly or partially incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.

6. Borrower understands and agrees that:

   (a) All the rights and remedies, stipulations, and conditions contained in the Security Instrument relating to default in the making of payments under the Security Instrument shall also apply to default in the making of the modified payments hereunder.

   (b) All covenants, agreements, stipulations, and conditions in the Note and Security Instrument shall be and remain in full force and effect, except as herein modified, and none of the Borrower's obligations or liabilities under the Note and Security Instrument shall be diminished or released by any provisions hereof, nor shall this Agreement in any way impair, diminish, or affect any of Lender's rights under or remedies on the Note and Security Instrument, whether such rights or remedies arise thereunder or by operation of law. Also, all rights of recourse to which Lender is presently entitled against any property or any other persons in any way obligated for, or liable on, the Note and Security Instrument are expressly reserved by Lender.

   (c) Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument.

   (d) All costs and expenses incurred by Lender in connection with this Agreement, including recording fees, title examination, and attorney's fees, shall be paid by the Borrower and shall be secured by the Security Instrument, unless stipulated otherwise by Lender.

   (e) Borrower agrees to make and execute such other documents or papers as may be necessary or required to effectuate the terms and conditions of this Agreement which, if approved and accepted by Lender, shall bind and inure to the heirs, executors, administrators, and assigns of the Borrower.

   (f) Borrower authorizes Lender, and Lender's successors and assigns, to share Borrower information including, but not limited to (i) name, address, and telephone number, (ii) Social Security Number, (iii) credit score, (iv) income, (v) payment history, (vi) account balances and activity, including information about any modification or foreclosure relief programs, with Third Parties that can assist Lender and Borrower in obtaining a foreclosure prevention alternative, or otherwise provide support services related to Borrower's loan. For purposes of this section, Third Parties include a counseling agency, state or local Housing Finance Agency or similar entity, any insurer, guarantor, or servicer that insures, guarantees, or services Borrower's loan or any other mortgage loan secured by the Property on which Borrower is obligated, or to any companies that perform support services to them in connection with Borrower's loan.

   Borrower consents to being contacted by Lender or Third Parties concerning mortgage assistance relating to Borrower's loan including the trial period plan to modify Borrower's loan, at any telephone number, including mobile telephone number, or email address

Borrower has provided to Lender or Third Parties.

(g) *"MERS"* is Mortgage Electronic Registration System, Inc. *MERS* is a separate corporation that is acting solely as nominee for Lender and Lender's successors and assigns. *MERS* is the Mortgagee of record under the Security Instrument and this Agreement. *MERS* is organized and existing under the laws of Delaware, and has an address and telephone number of PO Box 2026, Flint, MI 48501-2026, tel. (888) 679-*MERS*.

Leanne M Fangmann (Seal)
Leanne M. Fangmann Borrower

2-11-21
Date

Richard L. Fangmann (Seal)
Richard L. Fangmann Borrower

2-11-2021
Date

[Space Below This Line For Acknowledgments]

State of Iowa

County of Delaware

On this 11 day of February, 2021, before me a notary public, the undersigned officer, personally appeared Leanne M Fangmann and Richard L Fangmann known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he/she, they executed the same for the purposes therein contained.

In witness hereof, I hereunto set my hand and official seal.

NOTARIAL SEAL IOWA
PAYLA DETRICH
Commission Number 116657
My Comm. Exp. 12-10-22

Payla Detrich
Notary Public

----------IBMC----------

Angela Shanks, Assistant Secretary
Mortgage Electronic Registration System, Inc.

State of Iowa

County of Polk

On this 29th day of March, 2021, before me a notary public, the undersigned officer, personally appeared Angela Shanks, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he/she, they executed the same for the purposes therein contained.

In witness hereof, I hereunto set my hand and official seal.

NOTARIAL SEAL IOWA
SYDNEY LEANN THARP
Commission Number 827177
My Commission Expires
10/29/2023

Sydney Leann Tharp
Notary Public