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INDX
ANNO
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CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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

Fannie Mae Loan # 4007326386
Servicer Loan # 0003001257
MIN# 100344500030012571
Original UPB: \$99,100.00

7
* After Recording Return To:
REM Corporation
940 South Frontage Road
Suite 1400
Woodridge, IL 60517
630-241-9540

LOAN MODIFICATION AGREEMENT

(Providing for Fixed Interest Rate)

This Loan Modification Agreement("Agreement"), made this 2nd day of October, 2019, between Randy Lee Faux and Doris E Faux ("Borrower"), 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 October 22, 2010 and recorded in Book 2010 Page 2679, of the Land Records of Madison 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 550 NW 6th Street, Earlham, Iowa 50072, the real property described being set forth as follows:

LOT TEN (10) AND THE WEST ONE (1) FOOT OF LOT NINE (9) IN EIVIN'S
ADDITION TO EARLHAM, IOWA, PLAT ONE (1), IN THE TOWN OF EARLHAM,
MADISON COUNTY, IOWA

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 10/1/2019, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$85,739.29 consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized.
2. Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of 4.000%, from October 1, 2019. Borrower promises to make monthly payments of principal and interest of U.S. \$358.34, beginning on the 1st day of November, 2019, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of 4.000% will remain in effect until principal and interest are paid in full. If on 10/1/2059 (the "Maturity Date"), Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.

3. 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.

4. 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.

5. 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.

Randy Lee Faux (Seal)
Randy Lee Faux Borrower

10-15-19
Date

Doris E Faux (Seal)
Doris E Faux Borrower

10-15-19
Date

[Space Below This Line For Acknowledgments]

State of Iowa

County of Dallas

On this 15th day of October, 2019, before me a notary public, the undersigned officer, personally appeared Randy Lee Faux and Doris E Faux, 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.



Ann Beavers
Notary Public

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

State of Iowa

County of Folk

On this 17th day of October, 2019, 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.

Stephanie Eggert
Notary Public

