



INFORMATION SHEET – MORTGAGE LOAN RECAST

What is a Mortgage Loan Recast?

- A mortgage loan recast is when you pay a substantial amount of principal on your loan to reduce the balance and monthly payment.

How does a Mortgage Loan Recast Work?

- You make a substantial (minimum of \$10,000) lump sum payment to reduce the loan balance
- We then recalculate the monthly payment based on the lower principal balance, using the same interest rate and time remaining under the original mortgage term
- As a result, you receive a lower monthly payment

Is There a Fee?

- The Recast Fee is \$300.00.

How do I Qualify?

- Your loan must be a conventional mortgage owned by Fannie Mae or FreddieMac
- Your loan must be current on your monthly payment with no amounts outstanding
- Your can be processed after you have made your first scheduled mortgage payment
- Your request must be at least 90 days prior to any scheduled Adjustable Rate payment changes
- You must have a lump sum principal payment of \$10,000 or more available within 30 days (do not start this process if your payment will not be available within 30 days)

How do I Get Started?

- Complete, sign, and return the Recast Request Form (please note, all original signors of the original Note must sign this application)
- Submit the Recast Request Form, along with the Recast Fee and lump sum principal payment to the following address:

Flat Branch Home Loans
Attn: Accounting
3400 Buttonwood Drive Suite A
Columbia, MO 65201

What Happens Next?

- Once Recast Request Form and funds are received, you will receive a Mortgage Loan Recast Agreement within 15 days (The Agreement will include the new monthly mortgage payment amount)
- You will then be required to execute, notarize, and return the Mortgage Loan Recast Agreement
- Begin paying your new monthly mortgage payment on the effective date specified in the Mortgage Loan Recast Agreement (no more than 45 days from the date of the agreement)





MORTGAGE LOAN RECAST REQUEST

Principal Curtailment Information

Principal Curtailment Amount: \$ _____ (minimum \$10,000)

Customer Contact Information

Loan Number: _____

Borrower Name: _____ Phone Number: _____

Co-Borrower Name: _____ Phone Number: _____

Return Address for Application

Please submit your completed request, along with the Recast Fee and Principal Curtailment to the following address:

Flat Branch Home Loans
Attn: Accounting
3400 Buttonwood Drive Suite A
Columbia, MO 65201

Customer Attestation:

I certify, acknowledge, and agree the following:

1. I have read and understand the contents of the INFORMATION SHEET-MORTGAGE LOAN RECAST.
2. I understand that I must provide my Recast Fee of \$300.00 and principal curtailment payment with my formal request. I will also return the executed and notarized Mortgage Loan Recast Request in order for Flat Branch Home Loans to process the recast.

Borrower Signature: _____ Date: _____

Co-Borrower Signature: _____ Date: _____

