6 Month Notice to Borrower - (In Place Loans)

***Each Lender should consider tailoring this letter to special situations, such as a Borrower with multiple Fannie Mae Mortgage Loans.***

[Date]

[Address]

RE: Fannie Mae Mortgage Loan No.\_\_\_\_\_\_

 [Property Name and Address]

Dear [Borrower]:

As you know, the scheduled maturity date of the referenced Mortgage Loan is [insert Mortgage Loan Maturity Date]. On or before this date, the unpaid principal balance of the loan, plus all accrued and unpaid interest, and all other sums due and payable under the Note and other Loan Documents must be refinanced or paid in full. Failure to do so constitutes a default under the Loan Documents and entitles Fannie Mae to pursue any default remedies provided in the Loan Documents.

Enclosed is our proposal to refinance your Mortgage Loan under the terms of Fannie Mae's In Place refinance loan guidelines. Please remember that Fannie Mae does not intend to extend the Maturity Date of this Mortgage Loan; accordingly, it is imperative that you confirm your intention to pursue an In Place refinance or arrange take-out refinancing far enough in advance of the Maturity Date to permit you to pay off the Mortgage Loan on the scheduled maturity Date. Please notify this office, in writing, no later than four months prior to the Maturity Date as to how you intend to meet your Mortgage Loan payoff obligation.

If you have any questions, please do not hesitate to contact us at [insert phone number] for clarification.

Sincerely,

[Lender]

Enclosure