

# REQUEST TO START CALIFORNIA FORECLOSURE

## Prepare Declaration of Default, Notice of Default & retain California TD Specialists

Loan #: \_\_\_\_\_ Date: \_\_\_\_\_ Borrower's Name: \_\_\_\_\_

1. Enclosed are the following loan documents:

Note       Deed of Trust       Assignments       Other \_\_\_\_\_

2. Property Type:     SFR Owner Occupied       SFR Non Owner Occupied       Commercial       Land

3. Lien Position:     First       Second       Other: \_\_\_\_\_

4. Unpaid Principal Balance: \_\_\_\_\_ Current Interest Rate: \_\_\_\_\_  
 Current Loan Payment: \_\_\_\_\_ Interest Paid-to-Date: \_\_\_\_\_ Monthly Impound: \_\_\_\_\_  
 Late Charge in the amount of \_\_\_\_\_ will be due \_\_\_\_\_ days after the installment due date.

5. Default exists because of the following:

Failure to pay the installment of principal and interest which became due \_\_\_\_\_ and all subsequent installments thereof. OR Failure to pay \_\_\_\_\_

6. Maturity Date of Note: \_\_\_\_\_ Date Demand Letter was sent: \_\_\_\_\_

7. Please list any other Delinquencies on Subject Property:

<input type="checkbox"/> Senior Deed of Trust next payment due: _____	Date Paid: _____	Amount: _____
<input type="checkbox"/> Real Estate Property Taxes due for: _____	Date Paid: _____	Amount: _____
<input type="checkbox"/> Fire Insurance for Subject Property: _____	Date Paid: _____	Amount: _____
<input type="checkbox"/> Other: _____	Date Paid: _____	Amount: _____

8. Present owner:

Name: \_\_\_\_\_  
 Address (last known): \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Present Owner's Social Security Number #1: \_\_\_\_\_ #2: \_\_\_\_\_

9. Subject Property address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name of Current Beneficiary: \_\_\_\_\_

11. Enclosed are the following necessary documents:

Substitution of Trustee       CA Declaration of Beneficiary/Lender       CA Declaration of Mortgage Servicer

I/we understand acceptance of any monies from the Borrower (Trustor) before Full Reconveyance or Reinstatement is received, may VOID the FORECLOSURE and obligate the Lender (Beneficiary) and/or the undersigned for all fees and expenses payable to California TD Specialists ("CTDS") upon demand from CTDS or upon the expiration of the three month period from the recording of the Notice of Default, and before commencing with the Publication Period, I/we agree to advance all amounts due CTDS along with authorization to complete these proceedings. NOTE: There is a \$250 Cancellation Fee, exclusive of other fees, if a Foreclosure Setup is started and cancelled for any reason. **I/we declare under penalty of perjury, under the laws of the state of California, based upon my own personal knowledge, that the foregoing information provided above or separately by Lender is true and correct, I/we promise to indemnify CTDS against any and all liability, loss, cost, damages, settlement payments, attorneys' fees, and other expenses that CTDS may sustain or incur as a result of, or in any way related to foreclosure of the trust deed unless the same are sustained or incurred as a result of the active negligence of CTDS.**

Contact Person: \_\_\_\_\_  
 Phone #: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 Print Name: \_\_\_\_\_

Please send confirmation and correspondence to:

\_\_\_\_\_

\_\_\_\_\_

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