



August 17, 2009

Dear Customer,

Oregon Governor Ted Kulongoski has signed into law Senate Bill 628 and House Bill 3004. Senate Bill 628 becomes operative on September 29, 2009 and provides homeowners with additional information about loan modifications and creates opportunity for homeowners facing foreclosure to have conversations with their lenders. Lenders must determine in good faith whether the homeowners are eligible for loan modification. This bill has resulted in changes to the verbiage contained in the "Danger Notice" which must be sent to the grantor by certified mail return receipt requested and first class mail. This notice must be mailed prior to the date the notice of sale is served or mailed. The Trustee shall also give notice to the occupant of the property by both first class and certified mail; return receipt requested if they have actual knowledge that the grantor is not the occupant.

SB628 also sets forth that the notice required must be accompanied by a form to request a loan modification. The form must include the address to which and state the date by which the grantor must return the form. Please provide our office with the Loan Modification Request form you wish for our office to attach to the mailing. TD will complete the date the form must be returned (30 days from the date the notice is mailed). The Loan Modification request may state that the grantor must disclose current information about the grantor's income and expenses, the grantor's address, phone number and electronic mail address and other facts that may affect the grantor's eligibility for a loan modification.

If the grantor returns the loan modification request form within the specified date, the beneficiary or their agent must review the information and in good faith, process the grantor's request. The beneficiary must respond to the grantor within 45 days after receiving the form.

Our office will not be in a position to schedule a sale until the beneficiary or their agent has responded to the grantor's request for a loan modification. Please refer to Section 3 for full particulars.

Section 3 (a) also sets forth that the beneficiary or their agent shall provide the trustee with an affidavit described in ORS 86.750 (5). The affidavit must state how the beneficiary or their agent complied with subsections (1) and (2). The Trustee must record the affidavit prior to conducting the Trustee's Sale.

House Bill 3004 requires the Trustee to post a true copy or a link to a true copy of the amended Notice of Sale. The Trustee may continue to mail a copy of the Amended Notice of Sale via certified mail return receipt requested.

Attached, for your review are the following:

Senate Bill 628
House Bill 3004
Amended Danger Notice (to be completed and mailed by T.D. Service Company)

To avoid delays initiating the foreclosure, please provide our office with your Loan Modification Request form. In addition, to avoid delays in conducting the foreclosure sale, it is recommended that you provide our office with the Affidavit stating compliance with subsections (1) and (2) at least 2 weeks prior to the scheduled sale date.

A copy of this letter and attachments, as well as any updated information, will be posted on our website at www.tdsf.com under the legislative update section.

If you have any questions concerning SB 628 or HB 3004, please don't hesitate to contact me, or the Operations Supervisor assigned to your account as listed below:

Linda Kidder	Sr. VP/Operations	714-480-5640	lkidder@tdsf.com
Patricia Randall	Units L & D	714-480-5630	prandall@tdsf.com
Fran Depalma	Unit F	714 480-5522	fdepalma@tdsf.com

We appreciate your continued support of T.D. Service Company.

Sincerely,

Linda Kidder
Senior Vice President

Attachments: SB 628
HB 3004
Danger Notice