



FirstChoiceHomeMortgage

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www.HonestMortgageLenders.com

When Your Adjustable Rate Mortgage Balloons in <month/year>, Will You Choose Deepening Debt or Prosperity?

Predatory Lenders are Already Targeting You - Don't Fall Into Their Traps!

Dear <Name>,

Back in <settlement year> when you closed your current ARM, your broker probably told you that your payment would increase one day. And you probably nodded, thinking, well, that day's a way off, and you can always refinance!

Well, that day is coming soon! Unless you act quickly, you are about to start losing money, sending your mortgage company even larger payments.

What your broker didn't tell you is that **this makes you a target for predatory lenders!** They know you don't want higher payments, and will offer you – **even misrepresent to you** – loan programs with tempting low payments and cash out.

But if you examine the fine print, these fine-looking loans **may be serving the lender's interests - not yours!** Instead of getting a better deal to help you pay off your mortgage more quickly and easily, **you could wind up in deeper debt.**

Who am I, and what do I know about this? My name is JM Sternbach, and I specialize in helping people like you dramatically improve their financial situation through mortgage financial planning. I am authorized to provide Federal Housing Administration programs through my company, First Choice Home Mortgage, to prevent predatory lenders from harming my clients.

But I do more than protect my clients from the wolves... I provide you with the practical, step-by-step financial planning to **get off the refinance-go-round, get out of debt, and pay off your mortgage!** That's right - your refinance settlement can truly be a sliding board into deeper debt, or a golden staircase to long-term prosperity.

Let me explain...

Loan Officers are Held to Bottom-of-the-Barrel Standards

Unlike a CPA, attorney, financial planner, stock broker or insurance agent, **there is no law requiring a mortgage broker or banker to act in your best interest.** They can sell you anything, so long as you'll buy it. They can charge you anything, right up to loan-sharking rates. **All they have to do is get you to sign the right papers without breaking any laws.**

And if you don't have the expert knowledge to understand the legalese, or if you simply don't read the fine print, **you could wind up losing your good credit rating, or possibly even your home!**

On the other hand, a financial planning company like First Choice Home Mortgage is not just required to give you the *necessary* information - we are legally required to give you *all* the information, and to ensure that **you know the course of action that is in your best interest for the long term - not just a short-term solution to the mortgage payment increase you're facing right now!**

How Do We Protect You From Predatory Lenders?

With a high-quality, fixed-rate FHA loan through First Choice Home Mortgage, you can break the predatory loan cycle. Your payments will never go up for the life of the loan, but they can go down - if you make your payments on time, then you automatically qualify for a no-cost streamline rate reduction!

And all this happens with **no credit check, no income verification and no look at your bank account.** Just make your payments on time, and you'll qualify for a lower rate. Period.

Because of the high standards imposed at the Federal level, **less than 10% of all the mortgage brokers in Maryland are authorized to work with the FHA.** Predatory lenders won't touch these loans, because the FHA also sets strict limits on how much money a broker can make on a loan – so there's no possibility for gouging or super-sized fees!

We're Committed to Your Long-Term Prosperity

Here at First Choice Home Mortgage, we take the long view. Right now, you're probably focused on one goal: avoiding that ballooning mortgage payment, and getting a good, low, long-term rate. And we share that goal for you!

But in the long run, your prosperity depends on more than that. **With an FHA loan, you can count on one low payment month after month...and this lets you save and plan for the future!** Let's take a look at this in more detail...

All the details of your mortgage are recorded with the County Clerk and are a matter of public record. That's how I know you obtained your loan from <lender> for <amount> with a monthly payment of <payment> at <percent> (This doesn't include your property taxes or insurance – so your actual payment may be higher).

Now - mortgage rates have dropped again. So with an FHA loan, and depending on other factors, **you may be able to refinance for as little as, say, 6.25%.**

So - we plug these numbers into the standard formula. You put in 6.25% interest, 30 years for the loan and a loan amount of <amount> and out comes a new monthly payment of <payment>. When you subtract your new payment from your current payment, **that gives you a potential monthly savings of <savings>!**

When you look at that in terms of your monthly budget, that may represent - what, a week's groceries? **But if you put <savings> aside, month after month, year after year, 360 months in a 30 year loan, your total savings is <total savings>!!!**

AMAZING !

And we're not finished yet!

You've surely dreamed of getting to the point one day where you've got more money saved than you owe. **That's called your Freedom Point.**

My job as a Mortgage Planner is to get you to your Freedom Point with more wealth, less risk and better quality of life. To do so, I use techniques approved and publicized by the Federal Reserve Bank – techniques that used to be available only to the rich, but are now within the grasp of anyone.



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The Choice is Yours!

So you see - **the choice between debt and prosperity is in your hands right now!** You can go for the short-term shady promises of the predatory lenders, and wind up in a **downward spiral that endangers your credit, your home, and your loved ones' quality of life...**

...Or, if you allow us the honor of helping you, you can take the **safe, federally-assured path of fixed-rate FHA loans, a growing savings account, and long-term prosperity!**

Remember, your mortgage payment will be ballooning in <month/year>...so it's up to you to **TAKE THE NEXT STEP TODAY!** Ask yourself – **is it worth 15 minutes of your time to make up to <total savings>?** Don't risk your home and your family's future! I'm ready to receive your call and help you take advantage of this opportunity now.

Contact me today at 410-321-1702 or JM@GOfchm.com.

Sincerely,

John Michael
Senior Mortgage Planner

WE CAN REALLY HELP