

HOW TO READ YOUR MONTHLY STATEMENT

Your billing statement is designed to provide you with all the information you need to track account activity such as payments made or fees or expenses that we may pay on your behalf. It also contains important messages that are tailored to the way you pay your account.

Please make certain that your name and address are shown correctly on the statement. You may call us at 1-800-258-8602 for questions about your account.

1 Statement Date: Your statement reflects all account activity as of this date. Transactions made after this date will appear on your next statement.

2 Account Information
Loan Due Date: If this date is different from your Payment Due Date, it means that you are past due and owe payments from previous months.

Payment Due Date: The date your payment is due.

Amount Due: This is the total amount you owe as of the statement date.

3 Explanation of Amount Due
Regular Monthly Payment: This is the amount due for the current month. If this amount is different than the Total Amount Due, then you are either past due or have unpaid late fees or other charges and fees.

Unpaid Late Charges: If you paid after the Late Payment Due Date, you were charged a Late Payment.

Other Charges and Fees: This amount includes return check fees, accrued interest on advances, and other items identified in the transaction activity as expenses paid by servicer that we have made on your behalf. These are amounts you owe in addition to the Regular Monthly Payment and even though this amount is not required to bring your account current, it would be included in a payoff total.

Unapplied Payment(s): If you are behind in your payments, partial payments or overpayments are treated as unapplied funds and held separately in your account until we receive enough for a full regular payment of principal & interest, at which time we will credit your account for the full payment of principal and interest.

Total Amount Due: This is the total amount you owe as of the statement date.

4 Transaction Activity: This section shows the beginning balance and the ending balance for each category listed, as well as all activity in your account during the statement period.

5 Delinquency Notice: This section will only appear if your loan is delinquent. It includes recent account history and important information about the status of your loan.

6 Important Messages: This section includes messages that address your payment status, as well as other messages to help you understand your statement.

7 Monthly Payment Coupon: This is the most important part of the statement. It shows the total amount due and the due date.

8 Late Payment Due Date: The date a late charge will be assessed if your payment has not been received.

9 Total Amount Enclosed: This is the amount you are sending us this month.

SPS SELECT Portfolio SERVICING, inc. P.O. Box 65250 Salt Lake City, UT 84165-0250 www.spservicing.com

Customer Service: (800) 258-8602
Monday - Thursday 8:00AM - 11:00PM ET
Friday 8:00AM - 9:00PM ET
Saturday 8:00AM - 2:00PM ET

For other important information, see reverse side

CUSTOMER NAME
CUSTOMER ADDRESS
CITY, STATE ZIP

Account Information
Interest Bearing Principal \$400,896.88
Deferred Principal \$0.00
Outstanding Principal ¹ \$400,896.88
Interest Rate (Adjustable) 2.875 %
Prepayment Penalty No

1 Mortgage Statement
Statement Date: 02/10/2014
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Account Number 4444444444
Property Address PROPERTY ADDRESS
CITY, STATE ZIP

Loan Due Date 09/01/2013
Payment Due Date 3/1/2014
Amount Due \$23,917.67
If payment is received after 03/16/2014, \$39.35 late fee will be charged.

2 Explanation of Amount Due

Principal	\$1,021.36
Interest	\$946.23
Escrow (Taxes and Insurance)	\$1,353.20
Regular Monthly Payment	\$3,360.79
Unpaid Late Charges	\$161.48
Other Charges and Fees	\$138.00
Past Due Payment(s)	\$20,368.14
Unapplied Payment(s) ³	\$110.74
Total Amount Due	\$23,917.67

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4 Transaction Activity (11/1/2013 to 02/10/2014)

Date	Description	Principal Balance	Interest	Taxes & Insurance	Late Charges	Unapplied Balance	Other Fees	Expenses Pd by Servicer	Total ¹
11/01	BEG BALANCE	940,366.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$407,118.89
11/07	BEG BOARDED BAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	138.00
11/07	DISTRIBUTED FUNDS	0.00	0.00	2,109.20	0.00	0.00	0.00	0.00	2,109.20
11/07	DISTRIBUTED FUNDS	0.00	0.00	0.00	0.00	(110.74)	0.00	0.00	(110.74)
11/13	BEG BOARDED BAL	0.00	0.00	0.00	0.00	0.00	0.00	138.00	(138.00)
11/13	PROP INSPECTION	0.00	0.00	0.00	0.00	0.00	0.00	28.00	28.00
11/13	PROP VALUATION	0.00	0.00	0.00	0.00	0.00	0.00	110.00	110.00

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5 Past Payments Breakdown

	Paid Last Month	Paid Year To Date
Principal	\$0.00	\$0.00
Interest	\$0.00	\$0.00
Escrow (Taxes and Insurance)	\$0.00	\$0.00
Fees and Other Charges	\$0.00	\$0.00
Partial Payment (Unapplied)	\$0.00	\$0.00
Total	\$0.00	\$0.00

****Delinquency Notice****
You are late on your mortgage Failure to bring your loan current may result in fees and late -- the loss of your home.
As of February 10, you are 162 days delinquent on your mortgage loan.
^{*} Payment due 2/1/2014: Unpaid payment of \$3,360.79.
^{*} Payment due 1/1/2014: Unpaid payment of \$3,360.79.
^{*} Payment due 12/1/2013: Unpaid payment of \$3,411.64.
^{*} Payment due 11/1/2013: Unpaid payment of \$3,411.64.
^{*} Payment due 10/1/2013: Unpaid payment of \$3,411.64.
^{*} Payment due 9/1/2013: Unpaid payment of \$3,411.64.
Total: \$23,917.67 due. You must pay this amount to bring your loan current.

6 Important Messages

¹ This amount is not a payoff quote. If you want a payoff quote, please see instructions on reverse side.

² Partial payments or overpayments are treated as unapplied funds until we receive enough for a full principal and interest payment at which time we will credit your account for the principal and interest payment.

Any transactions that occurred after the statement date noted above will be reflected on your next statement.

This is an attempt to collect a debt. All information obtained will be used for that purpose.

Please detach bottom portion and return with your payment. Allow 7 - 10 days for postal delivery. Please do not send cash.

MONTHLY PAYMENT COUPON

Amount Due	
Borrower Name(s)	CUSTOMER NAME
Account Number	4444444444
Due By 09/01/2013:	\$23,917.67
\$39.35 late fee will be charged after 03/16/2014	

SELECT PORTFOLIO SERVICING, INC.
PO BOX 65450
SALT LAKE CITY UT 84165-0450

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We hope you find the information in this summary helpful. You can find more information including Frequently Asked Questions on our website, www.spservicing.com, or you may call a Customer Service Account Representative at 1-800-258-8602.

In accordance with Federal Law you will find the address for the submission of Notices of Error, Information Requests, or Qualified Written Requests on the back of your monthly statements.