

INTEREST RATE REDUCTION NOTICE



THE PURPOSE OF THIS CORRESPONDENCE IS TO NOTIFY YOU OF THE STATUS OF YOUR MORTGAGE REFINANCE ELIGIBILITY.

*** IMMEDIATELY CONTACT OUR MAIN OFFICE AT 888-251-1020 TO CONFIRM RECEIPT ***

PROGRAM TYPE:	VA REFINANCE
REFINANCE STATUS:	ELIGIBLE
LOAN AMOUNT:	\$192,851
NEW INITIAL FIXED INTEREST RATE:	2.75% (2.41% APR)
NEW EST. MONTHLY PAYMENT:	\$787.30
RESPONSE REQUIRED BY:	AUGUST 20, 2014



JULY 23, 2014

It has been determined that you may be eligible to take advantage of the current low interest rates and reduce your monthly mortgage payment by \$200, \$300 or even \$400 per month.

YOU MAY BE ELIGIBLE FOR A REFINANCE LOAN OF \$192,851 WITH A RATE AS LOW AS 2.75% (2.41% APR), FOR AN ESTIMATED NEW, LOW MONTHLY PAYMENT OF JUST \$787.30.

In addition to your eligible status, you could refinance up to 100% of your home's value, eliminate your monthly PMI (Private Mortgage Insurance), and take advantage of your authorized lender's low closing cost options.

Quicken Loans has closed nearly two million loans since 1985. Due to your prequalified status, you can enjoy quick processing as well as 24/7 online access to financial documents.

Call our Priority Hotline now at 888-251-1020, or visit QuickenLoans.com/Respond-VA to lock in your low rate today.

AUTHORIZED BY:

TIM BIRKMEIER
VICE PRESIDENT, MORTGAGE BANKING
NMLS #6408

**CALL OUR PRIORITY HOTLINE NOW
888-251-1020**



See reverse for eligibility requirements.

**Payment stated does not include taxes and insurance premiums. The actual payment amount will be greater.

This offer is being made as a result of public records information and was not obtained from your lender.

*Your estimated initial interest rate for a 5-year adjustable rate VA loan of at least \$192,851 is 2.75% (2.41% APR) with 1.00 point(s). In refinancing your home, you can expect to get an initial interest rate of 2.75% (2.41% APR) with 1.00 point(s). Payment example: If you choose a \$192,851 loan at an initial interest rate of 2.75% (2.41% APR), with a loan-to-value (LTV) of 79%, you would make 60 monthly payments of \$787.30. Payment stated does not include taxes or insurance, which will result in a higher payment. The interest rate is estimated to adjust based upon the sum of the index plus a margin to 3.06% for the following 12 months with a monthly payment of \$787.30. The interest rate may adjust annually thereafter. The monthly payment reflects principal and interest only and does not include taxes and hazard insurance. Your monthly payment may be higher. The payment savings or reduction in your monthly payment may be due to the reduction in your rate and/or an increase in the number of monthly payments over the term of the loan. Due to changing market conditions, clients currently in process may not qualify for this offer.

Additional Criteria

Offer applies to a first mortgage loan in an amount of at least \$50,000, secured by owner-occupied, single family, primary residence. This offer assumes you have required full documentation of income and assets with a minimum credit score of 620. Maximum debt obligations cannot exceed 45% of your gross monthly income. Debt guidelines may vary for self-employed individuals. To qualify for these loan programs, you must be at least 21 years of age with a valid U.S. residency. Formal approval will be subject to satisfactory verification of income and assets. Interest rates shown are current as of June 24, 2014. Interest rate offer based on loan amount of \$192,851, assumed monthly income of \$8,000, and loan-to-value (LTV) of 79%. Interest rates change daily; your exact interest rate will depend on the date you lock your rate. County restrictions may apply. Additional restrictions may apply. To estimate your current mortgage payment we used information obtained from the credit bureaus. If you have more than one mortgage, this credit bureau information may include the total of all of your mortgages.

PRESCREEN & OPT-OUT NOTICE: This “pre-screened” offer of credit is based on information in your credit report indicating that you meet certain criteria. This offer is not guaranteed if you do not meet our criteria (including providing acceptable property collateral). If you do not want to receive prescreened offers of credit from this and other companies, call the consumer reporting agencies toll-free at 1-888-5OPT-OUT (1-888-567-8688); or write:
Equifax Options, P.O. Box 740123, Atlanta, GA 30374-0123
TransUnion, Opt Out Request, P.O. Box 505, Woodlyn, PA 19094-0505
Experian Consumer Opt Out, P.O. Box 919, Allen, TX 75013

Quicken Loans State Disclosure Requirements

Licensed in all 50 states. State-specific license information: Arizona: Quicken Loans Inc., 16425 North Pima, Suite 200, Scottsdale, AZ 85260, Mortgage Banker License #BK-0902939; Arkansas: Quicken Loans Inc., 1050 Woodward Avenue, Detroit MI 48226-1906, (888) 474-0404; California: Licensed by Department of Corporations, CA Residential Mortgage Lending Act; Colorado: Quicken Loans Inc., NMLS #3030, (888) 474-0404, Regulated by the Division of Real Estate; Georgia: Residential Mortgage Licensee (#11704) – 1050 Woodward Avenue, Detroit MI 48226-1906; Illinois: Residential Mortgage Licensee #4127 – Department of Financial and Professional Regulation, 1050 Woodward Avenue, Detroit, MI 48226-1906; Maine: Quicken Loans Inc., Supervised Lender License NMLS #3030; Massachusetts: Quicken Loans Inc., Mortgage Lender License #ML-3030; Minnesota: not an offer for a rate lock agreement; Mississippi: Licensed by the Mississippi Department of Banking and Consumer Finance; Nevada: Quicken Loans, Inc. 8860 S. Maryland Parkway, Las Vegas, NV 89123, License #356738; New Hampshire: Licensed by the NH Banking Department, #6743MB; New Jersey: Licensed Mortgage Banker – NJ Department of Banking, first (and/or second) mortgages only; New York: Licensed Mortgage Banker – NYS Banking Department; Oregon: Quicken Loans Inc. – License # ML-1387; Pennsylvania: Licensed as a first Mortgage Banker by the Department of Banking and licensed pursuant to the Pennsylvania Secondary Mortgage Loan Act; Rhode Island: Licensed Lender; Texas: Quicken Loans Inc., 1050 Woodward Ave, Detroit, MI 48226; Virginia: Quicken Loans Inc., NMLS ID #3030 (www.nmlsconsumeraccess.org); Washington: Consumer Loan Company License CL-3030; Quicken Loans Nationwide Mortgage Licensing System #3030. Restrictions may apply. Equal Housing Lender.

To opt out of marketing materials, visit QuickenLoans.com/OptOut

Standard text & data messaging rates apply. Text HELP for help. Text STOP to stop. QuickenLoans.com/TOS

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