Flat Branch
HOME LOANS

Mortgage Loan Recast Request Information

What is a Mortgage Loan Recast?
A mortgage loan recast is when you make a substantial (minimum $10,000) lump-sum payment toward the principal balance of your loan. Your loan will be re-amortized using the reduced balance. Your interest rate and term remain the same, but your monthly principal and interest payments will be lower because your principal balance went down.

Is there a fee?
Yes, the fee to recast your mortgage loan is $300.00.

What are the qualifications?

- You must have a conventional loan owned by Fannie Mae or Freddie Mac.
- You cannot recast while in an active buydown period.
- You must make your first payment due on the loan before the request can be processed.
- The monthly payments must be current with no other amounts outstanding.
- The request must be made at least 90 days prior to any scheduled interest changes on an adjustable-rate mortgage (ARM).
- If your loan has Private Mortgage Insurance (PMI), the recast request must also be approved by the insurer.
- **You must send a principal payment of $10,000 or greater via bank wire or certified check.**

How do I get started?

- Complete, sign, and return the Recast Request Form.
- Mail the Recast Request Form, recast fee, and lump-sum principal payment to the following address:

Flat Branch Mortgage, Inc.
Attn: Accounting – Recast
3400 Buttonwood Drive, Suite A
Columbia, MO 65201

What happens next?

- Within 30 days of receiving your Recast Request Form, fee, and lump-sum payment, you will receive an Agreement for Modification, Reamortization, or Extension of a Mortgage (Agreement), which will provide the new monthly mortgage payment amount.
- You will be required to execute, notarize, and return the original Agreement prior to the effective date of the monthly payment change. *Note: All borrowers on the loan must sign the Agreement.*
- Your new mortgage payment will be effective as of the date specified in the Agreement.

Flat Branch
HOME LOANS

MORTGAGE LOAN RECAST REQUEST FORM

Date of Request: _____ Loan Number: _____

Borrower(s) Name: _____ Co-Borrower(s) Name: _____

Property Address: _____

_____

Please mail this completed form along with the recast fee and principal payment made payable to Flat Branch Mortgage, Inc. to the following address:

Flat Branch Mortgage, Inc.
Attn: Accounting - Recast
3400 Buttonwood Drive, Suite A
Columbia, MO 65201

Please specify the principal payment amount you will be making: _____

Private Mortgage Insurance (PMI) Customers Only:

____ I request to have my loan reviewed for eligibility for the possible removal of PMI.
(Please initial)

By signing below, I (we) agree to the following:

1. I (We) have read and understood the contents of the Mortgage Loan Recast Request Information sheet.
2. I (We) am requesting to recast my mortgage loan to reduce the monthly principal and interest payment.
3. I (We) understand that I (we) must pay a recast fee of $300 and a minimum principal curtailment of $10,000. Funds must be sent via bank wire or certified check.

_____ _____
Borrower Signature Date

_____ _____
Co-Borrower Signature Date