

MORTGAGE CERTIFICATION STATEMENT

This past year there have been several new laws passed addressing tenant rights in dealing with foreclosures. On May 20, 2009 the Protecting Tenants Foreclosure Act was passed allowing tenants to stay in a foreclosed home for 90 days upon being served the Foreclosure notice. Also to protect our military personnel and their families, in July 2009 the Service members Civil Relief Act was modified to address foreclosure issues. Any property owner who rents a home to any member of the US Military or their families must certify in advance that the owner is current on their mortgage payments and that the property is not going into foreclosure.

Nationwide unsuspecting tenants and their families have been forced from their rental homes. Some of these tenants rented homes from reputable property management firms only to be given notice by the foreclosing bank that they have to move. You can imagine how significant this scenario has become in today's economic environment. These tenants have to relocate their children in other schools, and incur un-reimbursed moving cost. Nationwide there have been lawsuits against Owners who did not disclose that the mortgage payment was not current and that foreclosure was imminent.

To protect Au Terre Properties and our owners from a potential lawsuit and to comply with the new provision of the Service members Civil Relief Act, we require that all owners sign the attached Statement of Mortgage Payments. Please sign and email this form to info@auterreproperties.com or fax it to (949) 791 8018.

This certification must be in our office before your lease expires or we will be unable to market your home if the existing tenant decides not to renew their lease. Please sign and return this document to Au Terre Properties, Inc.

STATEMENT OF MORTGAGE PAYMENTS

This document certifies all mortgage payments on the property listed below are current and that there are no delinquent payments due to the mortgage company of record. If the property owner holds more than one mortgage or loan on said property, then Owner certifies that all mortgage payments are current. Owner acknowledges that such certification is necessary to comply with the Service members Civil Relief Act and to preserve and protect Agent's reputation, licenses and good standing as a professional property management firm and to enable Agent to comply with California real estate laws and statutes.

In the event that Owner receives notice that a default, foreclosure, or cancellation is pending, Owner will immediately give written notice to Agent (Au Terre Properties Inc).

Property Address: _____ Date: _____

Owner Name (Printed):

Owner Signature:
