

BENEFICIARY STATEMENT

(California Civil Code §2943)

NOTE: This form is used by an escrow officer when, on behalf of an authorized person, escrow requests information from the holder of a mortgage on a property in sale or loan escrow to confirm the terms and conditions of the debt owed on the mortgage.

DATE: _____, 20_____, at _____, California.

TO: _____
(Name and address of party requesting statement)

Loan No. _____

We are the holder(s) of a promissory note for \$ _____, dated _____,
made by _____,
and secured by a Trust Deed recorded on _____, as Instrument No. _____,
in _____ County, California,
as a lien on property referred to as _____.

- 1. Present principal balance..... \$ _____
 - 1.1 Additional charges, costs or expenses advanced by Lender under its lien \$ _____
- 2. Balance in impound/escrow accounts..... \$ _____
- 3. Rate of interest:
 - 3.1 Annual fixed rate of interest is _____%
 - 3.2 Present note rate of interest adjustable per the note is _____%
 - Attached is a copy of the note containing adjustment formulas.
- 4. Interest is paid through _____, 20_____.
- 5. Taxes and special assessments are paid through _____, 20_____.
 - 5.1 Taxes and special assessments for the fiscal year of _____ and _____ were \$ _____
- 6. Payments are delinquent for the months of _____.
- 6.1 Total amount of delinquencies to bring the loan current is \$ _____
which includes any late charges and foreclosure costs.
- 7. Monthly payments are due on the _____ day of each month.
 - 7.1 Monthly payments are comprised of:
 - Interest only \$ _____
 - Principal and interest \$ _____
 - Tax impounds of \$ _____
 - Hazard insurance premium impounds \$ _____
 - TOTAL** monthly payments \$ _____

The taxes and premiums are subject to change.

- 8. The principal balance is all due and payable on _____, in the amount of \$ _____.
- 9. Hazard insurance is described as follows:

Insurance Company _____	Expiration Date _____, 20_____.
Insurance Agent _____	Policy Term from _____ to _____
Policy Number _____	Amount of Premium \$ _____
Amount of Coverage \$ _____	

- 10. The Trust Deed securing the note contains a due-on-sale clause requiring Lender's consent and approval on any transfer of an interest in the secured real estate.
- 11. As requested, a copy of the Trust Deed securing this note is attached.
- 12. _____

Date: _____, 20_____

Beneficiary: _____