

**Susan Kessler**  
Colleton County Register Of Deeds

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Office of the Colleton County Register Of Deeds



2025004634	
MODIFICATION OF MORTGAGE	
RECORDING FEES	\$10.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
<b>PRESENTED &amp; RECORDED</b>	
09/16/2025 02:26:55 PM	
<b>SUSAN KESSLER</b>	
REGISTER OF DEEDS	
COLLETON COUNTY, SC	
<b>BK: RB 3483</b>	
<b>PG: 255-266</b>	

**SUSAN KESSLER**  
**REGISTER OF DEEDS COLLETON COUNTY SOUTH CAROLINA**

COLLETON COUNTY, SC	
2025004634	
MODIFICATION OF MORTGAGE	
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STATE TAX	\$0.00
COUNTY TAX	\$0.00
09-16-2025	02:26:55 PM
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BK:RB 3483 PG:255-266	

After recording please return to:  
ServiceLink  
Attn: Loan Modification Solutions  
320 Commerce, Suite 100  
Irvine, CA 92602

Prepared by:  
Shellpoint Mortgage Servicing  
55 Beattie Place Suite 110 (MS 157)  
Greenville, SC 29601  
866-825-2174

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

Loan No: 0686417239

Investor Loan No: 4031118041

*250329709 -SP*

## LOAN MODIFICATION AGREEMENT (Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this **18th** day of **August, 2025**, between **ROMONA LEE FORD** ("Borrower") and **NewRez LLC d/b/a Shellpoint Mortgage Servicing** ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), and Timely Payment Rewards Rider, if any, dated **August 18, 2023**, in the amount of **\$150,000.00** and recorded on **August 25, 2023** in Book, Volume, or Liber No. **RB 3238**, at Page **177** (or as Instrument No. **2023004565**), of the **Official** (Name of Records) Records of **COLLETON, SOUTH CAROLINA** (County and State, or other jurisdiction) and (2) the Note, bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in the Security Instrument and defined therein as the "Property", located at  
**24229 AUGUSTA HIGHWAY, COTTAGEVILLE, SC 29435**  
(Property Address)

the real property described being set forth as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF:**

- **LOAN MODIFICATION AGREEMENT RIDER**

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. As of **October 1, 2025**, the amount payable under the Note and the Security Instrument (the "New Principal Balance") is U.S. **\$153,231.19**, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized.



2. Borrower promises to pay the New Principal Balance, plus interest, to the order of Lender. Interest will be charged on the New Principal Balance at the yearly rate of **7.625%** from **September 1, 2025**. Borrower promises to pay monthly payments of principal and interest of **\$1,022.55** beginning on the **1st** day of **October, 2025**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The new Maturity Date will be **September 1, 2065**. Borrower's payment schedule for the modified Loan is as follows:

No. of Months	Interest Rate	Interest Rate Change Date	Monthly Principal and Interest Payment Amount	Estimated Monthly Escrow Payment Amount*	Total Monthly Payment*	Payment Begin Date
<b>480</b>	<b>7.625%</b>	<b>09/01/2025</b>	<b>\$1,022.55</b>	<b>\$668.33</b> May adjust periodically	<b>\$1,690.88</b> May adjust periodically	<b>10/01/2025</b>

\*The escrow payment may be adjusted periodically in accordance with applicable law; Therefore, my total monthly payment may change accordingly.

3. If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

4. Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, null and void, as of the date specified in paragraph No. 1 above:

- a) all terms and provisions of the Note and Security Instrument (if any) providing for, implementing, or relating to, any change or adjustment in the rate of interest payable under the Note, including, where applicable, the Timely Payment Rewards rate reduction, as described in paragraph 1 of the Timely Payment Rewards Addendum to Note and paragraph A.1. of the Timely Payment Rewards Rider. By executing this Agreement, Borrower waives any Timely Payment Rewards rate reduction to which Borrower may have otherwise been entitled; and
- b) all terms and provisions of any adjustable rate rider, or Timely Payment Rewards Rider, where applicable, or other instrument or document that is affixed to, wholly or partially incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.



5. Borrower understands and agrees that:
- a) In order to accept the offer set forth herein, Borrower must sign and return this Agreement to Lender no later than **September 1, 2025**. Failure to return by **September 1, 2025**, may be considered non-acceptance and result in the offer being void and withdrawn.
  - b) This Agreement shall supersede the terms of any modification, forbearance, trial period plan or other workout plan that I previously entered into with Lender.
  - c) As of the Modification Effective Date, the Lender will only allow the transfer and assumption of the Loan, including this Agreement, to a transferee of my property as permitted under the Garn St. Germain Act, 12 U.S.C. Section 1701j-3. A buyer or transferee of the Property will not be permitted, under any other circumstance, to assume the Loan. Except as noted herein, this Agreement may not be assigned to, or assumed by, a buyer or transferee of the Property.
  - d) Borrower will cooperate fully with Lender in obtaining any title endorsement(s), or similar title insurance product(s), and/or subordination agreement(s) that are necessary or required by the Lender's procedures to ensure that the modified mortgage Loan is in first lien position and/or is fully enforceable upon modification and that if, under any circumstance and notwithstanding anything else to the contrary in this Agreement, the Lender does not receive such title endorsement(s), title insurance product(s) and/or subordination agreement(s), then the terms of this Agreement will not become effective on the Modification Effective Date and the Agreement will be null and void.
  - e) Borrower will execute such other documents as may be reasonably necessary to either (i) consummate the terms and conditions of this Agreement; or (ii) correct the terms and conditions of this Agreement if an error is detected after execution of this Agreement. Borrower understands that either a corrected Agreement or a letter agreement containing the correction will be provided to the borrower for signature. At Lender's option, this Agreement will be void and of no legal effect upon notice of such error. If borrower elects not to sign any such corrective documentation, the terms of the original Loan Documents shall continue in full force and effect, such terms will not be modified by this Agreement, and borrower will not be eligible for a modification under the Modification Program.
  - f) If any document related to the Loan Documents and/or this Agreement is lost, misplaced, misstated, inaccurately reflects the true and correct terms and conditions of the Loan as modified, or is otherwise missing, borrower will comply with the Lender's request to execute, acknowledge, initial and deliver to the Lender any documentation the Lender deems necessary. If the Note is replaced, the Lender hereby indemnifies borrower against any loss associated with a demand on the Note. Borrower agrees to deliver the Documents within ten (10) days after received by the Lender's written request for such replacement.
  - g) All the rights and remedies, stipulations, and conditions contained in the Security Instrument relating to default in the making of payments under the Security Instrument shall also apply to default in the making of the modified payments hereunder.



- h) All covenants, agreements, stipulations, and conditions in the Note and Security Instrument shall be and remain in full force and effect, except as herein modified, and none of the Borrower's obligations or liabilities under the Note and Security Instrument shall be diminished or released by any provisions hereof, nor shall this Agreement in any way impair, diminish, or affect any of Lender's rights under or remedies on the Note and Security Instrument, whether such rights or remedies arise thereunder or by operation of law. Also, all rights of recourse to which Lender is presently entitled against any property or any other persons in any way obligated for, or liable on, the Note and Security Instrument are expressly reserved by Lender.
- i) Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument.
- j) All costs and expenses incurred by Lender in connection with this Agreement, including recording fees, title examination, and attorney's fees, shall be paid by the Borrower and shall be secured by the Security Instrument, unless stipulated otherwise by Lender.
- k) Borrower agrees to make and execute such other documents or papers as may be necessary or required to effectuate the terms and conditions of this Agreement which, if approved and accepted by Lender, shall bind and inure to the heirs, executors, administrators, and assigns of the Borrower.
- l) Borrower authorizes Lender, and Lender's successors and assigns, to share Borrower information including, but not limited to (i) name, address, and telephone number, (ii) Social Security Number, (iii) credit score, (iv) income, (v) payment history, (vi) account balances and activity, including information about any modification or foreclosure relief programs, with Third Parties that can assist Lender and Borrower in obtaining a foreclosure prevention alternative, or otherwise provide support services related to Borrower's loan. For purposes of this section, Third Parties include a counseling agency, state or local Housing Finance Agency or similar entity, any insurer, guarantor, or servicer that insures, guarantees, or services Borrower's loan or any other mortgage loan secured by the Property on which Borrower is obligated, or to any companies that perform support services to them in connection with Borrower's loan.

Borrower consents to being contacted by Lender or Third Parties concerning mortgage assistance relating to Borrower's loan including the trial period plan to modify Borrower's loan, at any telephone number, including mobile telephone number, or email address Borrower has provided to Lender or Third Parties.

By checking this box, Borrower also consents to being contacted by text messaging ☒.

- m) Borrower hereby absolutely and unconditionally assigns and transfers to Lender all leases of the Property and all security deposits made in connection with leases of the Property. Upon this assignment, Lender shall have the right to modify, extend or terminate the existing leases and to execute new leases, in Lender's sole discretion. As used in this paragraph, the word "lease" shall mean "sublease" if the Security Instrument is on a leasehold estate.

Borrower hereby absolutely and unconditionally assigns and transfers to Lender all the rents and revenues ("Rents") of the Property, regardless of to whom the Rents of the



Property are payable. Borrower authorizes Lender or Lender's agents to collect the Rents, and agrees that each tenant of the Property shall pay the Rents to Lender or Lender's agents. However, Borrower shall receive the Rents until (i) Lender has given Borrower notice of default under this Agreement, pursuant to Section 22 of the Security Instrument, and (ii) Lender has given notice to the tenant(s) that the Rents are to be paid to Lender or Lender's agent. This assignment of Rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of default to Borrower: (i) all Rents received by Borrower shall be held by Borrower as trustee for the benefit of Lender only, to be applied to the sums secured by the Security Instrument; (ii) Lender shall be entitled to collect and receive all of the Rents of the Property; (iii) Borrower agrees that each tenant of the Property shall pay all Rents due and unpaid to Lender or Lender's agents upon Lender's written demand to the tenant; (iv) unless applicable law provides otherwise, all Rents collected by Lender or Lender's agents shall be applied first to the costs of taking control of and managing the Property and collecting the Rents, including, but not limited to, attorney's fees, receiver's fees, premiums on receiver's bonds, repair and maintenance costs, insurance premiums, taxes, assessments and other charges on the Property, and then to the sums secured by the Security Instrument; (v) Lender, Lender's agents or any judicially appointed receiver shall be liable to account for only those Rents actually received; and (vi) Lender shall be entitled to have a receiver appointed to take possession of and manage the Property and collect the Rents and profits derived from the Property without any showing as to the inadequacy of the Property as security.

If the Rents of the Property are not sufficient to cover the costs of taking control of and managing the Property and of collecting the Rents any funds expended by Lender for such purposes shall become indebtedness of Borrower to Lender secured by the Security Instrument pursuant to Section 9 of the Security Instrument.

Borrower represents and warrants that Borrower has not executed any prior assignment of the Rents and has not performed, and will not perform, any act that would prevent Lender from exercising its rights under this paragraph.

Lender, or Lender's agents or a judicially appointed receiver, shall not be required to enter upon, take control of or maintain the Property before or after giving notice of default to Borrower. However, Lender, or Lender's agents or a judicially appointed receiver, may do so at any time when a default occurs. Any application of Rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of Rents of the Property shall terminate when all the sums secured by the Security Instrument are paid in full.

6. Borrower will pay to Lender on the day payments are due under the Loan Documents as amended by this Agreement, until the Loan is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over the Mortgage as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under the Loan Documents; (d) mortgage insurance premiums, if any, or any sums payable to Lender in lieu of the payment of mortgage insurance premiums in accordance with the Loan Documents; and (e) any community association dues, fees, and assessments that Lender requires to be escrowed. These items are called "Escrow Items." Borrower shall promptly furnish to Lender all notices of



amounts to be paid under this paragraph. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in the Loan Documents, as the phrase "covenant and agreement" is used in the Loan Documents. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under the Loan Documents and this Agreement and pay such amount and Borrower shall then be obligated to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with the Loan Documents, and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this paragraph.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under the Real Estate Settlement Procedures Act ("RESPA"), and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Unless an agreement is made in writing or applicable law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender and Borrower can agree in writing, however, that interest shall be paid on the Funds. Lender shall provide Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by the Loan Documents, Lender shall promptly refund to Borrower any Funds held by Lender.



In Witness Whereof, the Lender and I have executed this Agreement.

Witnesses:

[Signature]

Date: 9/4/25

Austin Sherrill  
Witness Printed, Typewritten or Stamped Name

Charles Tipton

Date: 9/4/25

Charles Tipton  
Witness Printed, Typewritten or Stamped Name

Romona Lee Ford  
Borrower - ROMONA LEE FORD

Date: 9/4/25

#### ACKNOWLEDGMENT

State of South Carolina §

County of Dorchester §

The foregoing instrument was acknowledged before me on September 4<sup>th</sup> 2025 by  
**ROMONA LEE FORD.**



Bethany A. Copeland  
Signature of Person Taking Acknowledgment  
Bethany A. Copeland  
Printed Name  
Notary  
Title or Rank

Serial Number, if any: \_\_\_\_\_

My Commission Expires: 6/4/2030





ACCEPTED AND AGREED TO BY THE OWNER AND HOLDER OF SAID NOTE  
NewRez LLC d/b/a Shellpoint Mortgage Servicing

By: SMcEl **SEP 10 2025**  
Sean McElveen, Supervisor -Lender Date of Lender's Signature

Signed, sealed and delivered in the presence of: **SEP 10 2025** **SEP 10 2025**  
Witness Signature (Date) Witness Signature (Date)

Printed Name Richard Emerson Printed Name Elvalina L. Barksdale

South Carolina

ACKNOWLEDGMENT

State of Greenville

County of \_\_\_\_\_

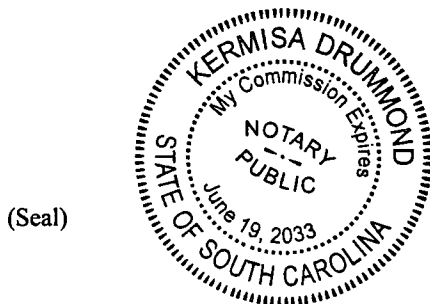
§  
§  
§

**SEP 10 2025**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ by  
Sean McElveen, Supervisor of NewRez LLC d/b/a  
Shellpoint Mortgage Servicing a South Carolina Corporation, on behalf of the Corporation.

AKD  
Signature of Person Taking Acknowledgment

Printed Name KERMISA DRUMMOND  
Notary Public  
Title or Rank State of South Carolina  
My Commission Expires June 19, 2033  
Serial Number, if any: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



**EXHIBIT A**

**BORROWER(S): ROMONA LEE FORD**

**LOAN NUMBER: 0686417239**

**LEGAL DESCRIPTION:**

**STATE OF SOUTH CAROLINA, COUNTY OF COLLETON, AND DESCRIBED AS FOLLOWS:**



ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING NEAR GIVHANS, COUNTY OF COLLETON, STATE OF SOUTH CAROLINA, CONTAINING TWO (2.0) ACRES, MORE OR LESS, AS SHOWN ON A PLAT PREPARED BY W. GENE WHETSELL, RLS #3131, DATED MARCH 20, 2008 AND RECORDED IN THE OFFICE OF THE CLERK OF COURT FOR COLLETON COUNTY IN PLAT BOOK 35 AT PAGE 623, THE SAID TRACT MEASURING AND BOUNDING AS FOLLOWS: ON THE NORTH MEASURING 210.00 FEET, MORE OR LESS, AND BEING BOUNDED BY LANDS OF PATRICIA M. STOKES; ON THE EAST MEASURING 420.00 FEET, MORE OR LESS, AND BEING BOUNDED BY LANDS OF PATRICIA M. STOKES; ON THE SOUTH MEASURING 210.00 FEET, MORE OR LESS, AND BEING BOUNDED BY S.C. ROUTE 61 AND ON THE WEST MEASURING 420.00 FEET, MORE OR LESS, AND BEING BOUNDED BY LANDS OF PATRICIA M. STOKES. AND ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, SITUATE, LYING AND BEING ON AUGUSTA HIGHWAY, IN THE COUNTY OF COLLETON, STATE OF SOUTH CAROLINA, CONTAINING 2.16 ACRES, MORE OR LESS, AND BEING SHOWN AND DESIGNATED AS "2.16 AC", ON A PLAT ENTITLED "SUBDIVISION PLAT OF TMS 067-00-00-115, REQUESTED BY PATRICIA M. STOKES, FORMING 1.58 ACRE PARCEL TO BE CONVEYED TO TEAGUE & LAUREN JONES, THEN TO BE COMBINED WITH 067-02-00-061, LOCATED WEST OF GIVHANS, COLLETON COUNTY, SOUTH CAROLINA" PREPARED BY RICHARD J. MORF, P.L.S 23832, DATED NOVEMBER 13, 2019 AND RECORDED DECEMBER 9, 2019, IN THE OFFICE OF THE REGISTER OF DEEDS FOR COLLETON COUNTY IN PLAT SLIDE 954 AT PAGE 40, SAID PLAT BEING INCORPORATED HEREIN AS A PART OF THIS DESCRIPTION, WITH THE SAID PIECE, PARCEL OR LOT OF LAND HAVING SUCH SIZE, SHAPE, BUTTINGS, BOUNDINGS AND MEASUREMENTS AS FOLLOWS: ON THE NORTH MEASURING THREE HUNDRED THIRTY AND SIXTY-TWO HUNDREDTHS (330.62') FEET, AND BEING BOUNDED THEREON BY LANDS NOW OR FORMERLY OF TEAGUE AND LAUREN JONES; ON THE EAST MEASURING ONE HUNDRED THIRTY-ONE AND TWENTY-ONE HUNDREDTHS (131.21") FEET, AND BEING BOUNDED THEREON BY LANDS NOW OR FORMERLY OF TEAGUE AND LAUREN JONES; ON THE SOUTH MEASURING A DISTANCE OF TWO HUNDRED TEN (210.00') FEET, AND BEING BOUNDED THEREON BY LANDS NOW OR FORMERLY OF LANCE AND MEAGAN ANDERSON; ON THE EAST MEASURING FOUR HUNDRED TWENTY (420.00') FEET, AND BEING BOUNDED THEREON BY LANDS NOW OR FORMERLY OF LANCE AND MEAGAN ANDERSON; ON THE SOUTH MEASURE ONE HUNDRED TWENTY AND FIFTY-EIGHT HUNDREDTHS (120.58') FEET, AND BEING BOUNDED THEREON BY THE ONE HUNDRED FOOT (100.00') RIGHT-OF-WAY OF SC HWY 61, ALSO KNOWN AS AUGUSTA HIGHWAY, AND ON THE WEST MEASURING A DISTANCE OF FIVE HUNDRED FIFTY-TWO AND FORTY-THREE HUNDREDTHS (552.43') FEET, AND BEING BOUNDED THEREON BY LANDS NOW OR FORMERLY OF TEAGUE AND LAUREN JONES. ALL BOUNDARIES BEING NOW OR FORMERLY AND ALL MEASUREMENTS BEING MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO ROMONA LEE FORD FROM RICHARD GENE DUNN, DELANEY DUNN AND KELSEY DUNN BY DEED DATED AUGUST 10, 2023 AND RECORDED ON AUGUST 25, 2023 IN THE REGISTER OF DEED FOR COLLETON COUNTY, SC IN DEED INSTRUMENT: 2023004564 DEED BOOK: RB 3238, PAGE: 171

Tax Map Sequence Number: 067-00-00-167.000, 067-00-00-147.000

ALSO KNOWN AS: 24229 Augusta Highway, Cottageville, SC 29435



Loan No. 0686417239

Borrowers ("Borrower"): ROMONA LEE FORD

## LOAN MODIFICATION AGREEMENT RIDER

THIS LOAN MODIFICATION AGREEMENT RIDER is made this 18th day of, August, 2025, by and between the undersigned borrower (the "Borrower") and NewRez LLC d/b/a Shellpoint Mortgage Servicing, (the "Lender") and is incorporated into and shall be deemed to amend and supplement that certain LOAN MODIFICATION AGREEMENT (the "Agreement") of the same date executed by the Borrower and Lender as of the date above.

ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Agreement, Borrower and Lender further covenant and agree as follows:

### 1. Errors and Omissions

("Borrower") agrees, upon request of Lender, its successors or assigns ("Note Holder"), or upon request of any person acting on behalf of Note Holder, to fully cooperate with Note Holder or such person to correct any inaccurate term or provision of, mistake in, or omission from any document associated with the Modification. Borrower further agrees to execute such documents or take such action as Note Holder or such person acting on behalf of Note Holder reasonably may deem necessary (including without limitation the correction of any such inaccuracy, mistake, or omission) as will enable Note Holder to sell, convey, seek guaranty of, or market the Modification to any entity, including without limitation an investor, the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Department of Housing and Urban Development, the Department of Veterans Affairs, or any bonding authority.

Borrower further agrees to comply with any such request within a reasonable period of time as specified by Note Holder or by such person acting on behalf of Note Holder. Failure to comply shall constitute default under the Note and Security Instrument underlying the Modification and Note Holder may pursue its available remedies.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and conditions contained in this LOAN MODIFICATION AGREEMENT RIDER

Borrower

- ROMONA LEE FORD

Date:

9/4/25

