October 1, 2014

Attn:

Re: Mortgagee Claim

Claim No.

Policy No.

Insured:

Date of Loss:

Property Location:

Type of Loss:

Dear :

Massachusetts Property Insurance Underwriting Association (MPIUA) has been informed that you would like to make a demand as a mortgagee on the above noted policy in connection with the loss noted above. In order to present your organization’s demand, please provide the information requested below. Please provide the complete answers to all questions. Incomplete information can cause a delay in evaluation of your claim.

1. Please provide a copy of the mortgage, If the mortgagee named on the original mortgage is different than your organization, please provide information and documentation in regard to your standing to make this claim, i.e. assignee, servicing, merger, etc.
2. Please provide the following concerning the loss
   1. Date of loss

(Note: if your information suggests that there was a different date of loss than the one listed above, please state that different date with an explanation as to your information concerning the date of loss)

* 1. Date loss was discovered
  2. Name, address and telephone number of person who discovered the loss
  3. Last person to occupy the property prior to the loss
  4. Amount of the loss

If your organization or any authorized representative has conducted an evaluation or estimate of the loss damage in regard to your claim, please provide a copy of that evaluation and/or estimate.

f. If there has been an entry on the property by the mortgagee and/or

an authorized representative, please provide date of entry and

information regarding inspections conducted by mortgagees and/or

authorized representatives as to the property during and since inception of mortgage \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. Please provide the following information regarding your mortgage.
2. Date of the mortgage ­­\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
3. Original mortgage amount \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
4. Original term of years \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
5. If the mortgage is on file, please provide the county of registration and book and page.
6. Amount of principal mortgage debt

as of the date of loss noted above \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

f. Amount of your current principal mortgage debt \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

g. To your knowledge, are there any other mortgagees on the property?

No \_\_\_\_\_\_\_ Yes \_\_\_\_\_\_\_ Unknown \_\_\_\_\_\_\_

If yes, please provide your understanding of the priority order of

your mortgage 1st \_\_\_\_\_\_ 2nd \_\_\_\_\_\_ Junior \_\_\_\_\_\_

4. Current status of mortgage:

a. Is mortgage payment current? Yes \_\_\_\_\_\_ No \_\_\_\_\_\_

1. If answer is no, please state how many months mortgage is

in arrears \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. Has there been any activity by the mortgagee toward foreclosure?

Yes \_\_\_\_\_\_\_\_ No \_\_\_\_\_\_\_\_

1. If yes, please provide the current status of the action and the date of any upcoming scheduled foreclosure activity

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

e. Has foreclosure taken place? Yes \_\_\_\_\_\_\_ No \_\_\_\_\_\_\_

If foreclosure has taken place, please provide date of that foreclosure (please provide a copy of foreclosure complaint/judgment)

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

f. If a foreclosure sale is currently scheduled, please provide scheduled

date of that event \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

g. Has a foreclosure sale taken place? Yes \_\_\_\_\_\_\_ No \_\_\_\_\_\_

If a foreclosure sale has taken place, please provide:

Date of sale \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Amount of winning bid \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name and address of winning bidder \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Amount of outstanding deficit on original mortgage after foreclosure sale

if any \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(Please provide copies of any deficiency notices sent to insured pursuant

to M.G.L. c. 244 section 17A to 17C)

Date of foreclosure deed \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(Please provide copy of the deed)

If additional space is needed, please attach additional pages to this document. If you have any questions, I can be contacted at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. Please have an officer of your organization sign and date this document with its completed responses.

Thank you for your cooperation in this matter.

This insurer reserves all its rights, privileges and defenses in regard to the above-entitled loss.

Very truly yours,

Claims Adjuster

I, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, an officer of

(print name)

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, do hereby state that the information (print corporate name)

provided within this document and the attachment(s) are true to the best of my knowledge

and/or the collective best knowledge of this organization.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Signature:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date (Please identify your title or

Position with mortgagee)