

SUBORDINATION AND ASSUMPTION REQUIREMENTS

(NOTE FOR TITLE 1 LOANS: 42 North Private Bank will consider a request to subordinate only if the new loan provides no-cash-out proceeds, which is generally defined as any amount greater than the amount outstanding on the loan(s) being refinanced plus reasonable closing costs. **Bank will not subordinate to a Reverse Mortgage. **)

Please note that these requirements can be changed anytime at 42 North Private Bank's discretion.

In order for a subordination request to be considered we must receive the following information:

- Request on lender letterhead stating reason for refinance, point of contact, (name, address, phone number, email) and lender name for agreement. If being sent by 3rd party, please include name of lender and lender contact information.
- First mortgage payoff letter.
- Income documentation, showing year to date income, such as most recent two paystubs, Social Security award letter, etc.
- A copy of the Transmittal, Title Rundown and preliminary CD/HUD-1/Settlement Statement.
- Borrower authorization to obtain a credit report, and request and review information on their behalf with borrower signature, (electronic signatures not allowed).
- Overnight pre-paid Fed X or UPS mailing label and envelope.
- A non-refundable processing fee in the amount of \$350.00.

Also, please note:

- The loan with 42 North Private Bank must be current. 42 North Private Bank will not consider subordination on any loan that is more than 15 days past the due date.
- If secured by UCC, the UCC must remain in place, but will be subordinated upon approval of the request.
- For Title 1 loans, the lien must remain in the same lien position. 42 North Private Bank will not consider a subordination that will impact our lien position negatively.
- Processing will not begin until all information is received and is in good order. The turnaround time is approximately 20 business days from a complete package. You will be notified when a decision has been reached
- 42 North Private Bank will prepare the subordination agreement.
- Once 42 North Private Bank has completed the review and the subordination agreement, any changes to the loan terms will require another review and an additional fee of \$100 will be due prior to the updated subordination agreement being issued.

Please send documentation and check to Mailing Address:

42 North Private Bank
Attn. Loan Subordination Group
250 Royall St Suite 305 E
Canton, MA 02021

Or E-mail securely to: Subordinations@42NorthPrivate.com