

[Date]

[Borrower Name]
[Co-Borrower Name]
[Property Address]
[City, State, Zip Code]

RE: Notice of Loan Modification Denial - Negative Net Present Value (NPV) Result

Loan Number: [Loan Number]

Dear [Borrower Name],

We have completed the review of your request for a mortgage loan modification. After carefully evaluating your financial information and the terms of your loan, we are unable to offer you a modification at this time.

Reason for Denial: Negative Net Present Value (NPV)

As part of our review, we performed a Net Present Value (NPV) test. This calculation compares the expected financial return of a modified loan against the expected financial return of the loan if it is not modified. In your case, the NPV test resulted in a negative value. This means that the projected return to the owner of your loan would be higher if the loan were not modified.

The following primary inputs were used in your NPV evaluation:

- Property Value: \$[Amount]
- Gross Monthly Income: \$[Amount]
- Unpaid Principal Balance: \$[Amount]
- Interest Rate: [Percentage]%
- Remaining Term: [Months/Years]

Your Right to Appeal

If you believe there is an error in the data used for the NPV calculation, you have the right to contest these results. You must submit your request for an appeal in writing within [Number] days from the date of this letter. Please provide any supporting documentation that identifies the specific error.

Other Options

While we cannot provide a loan modification, other foreclosure alternatives may be available to you, such as:

- Short Sale
- Deed-in-Lieu of Foreclosure

- Forbearance Plan (if applicable)

If you have any questions or wish to discuss other options, please contact our Loss Mitigation Department at [Phone Number] between the hours of [Hours of Operation].

Sincerely,

[Name of Servicer]
[Department Name]
[Contact Information]