

## Protecting Your Seller's Mortgage Payoff

*Presented by*

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Attorneys' Title Guaranty Fund, Inc.

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Attorneys' Title Guaranty Fund, Inc.



### New Type of Fraud

- Payoff Letters for the seller's mortgage contain incorrect wire instructions
- If not detected this would result in the money intended to pay off the seller's mortgage being sent to the fraudster and the seller's mortgage would not be paid off
- Unlike the fraudulent wire instructions for the buyer's funds, this type of fraud would be discovered post-closing



# First Example

## US Bank Payoff Letter

A.

XP021  
 Taxed  
 Payoff Statement  
 TO:  
 RE:  
 This payoff statement reflects the payoff figures as of the date of the statement only. Issuance of this statement does not suspend the contract requirements to make the mortgage payments when due. A late charge of \$ 51.06 will be assessed if payment is not received within the grace days stated within the terms of the Note and should be added to the payoff total if the payoff amount is sent after that time.  
 These figures are payable to June 10, 2019.  
 This loan is due for the June 01, 2019 payment.  
 The current First Unpaid Principal Balance is: 254,706.11  
 Interest at 4.25000% on First Principal Balance: 1,169.00  
 Pro Rata MIP 331.54  
 Recording Fees 62.00  
 Special Delivery Fee 3.00  
 \* \* TOTAL AMOUNT TO PAY LOAN IN FULL \* \* \$ 256,272.65  
 Total amount to pay loan in full represents the amount necessary to pay your loan in full, obtain a release of mortgage and satisfy other fees and charges assessed to your home loan account.  
 Payoff funds received after June 10, 2019 will require an additional \$ 29.66 interest per day on the First Principal Balance.  
 Payoff figures are subject to change due to loan adjustments, returned bank items, payment of any escrowed items such as taxes and insurance as they become due or if the payoff figures provided herein have been inadvertently miscalculated. Additional fees or costs may be added if your loan becomes delinquent. Recording fees are subject to change without notice due to adjustments made by County Recording Offices.

B.

usbank.  
 Mailed  
 Payoff Statement  
 TO:  
 RE:  
 This payoff statement reflects the payoff figures as of the date of the statement only. Issuance of this statement does not suspend the contract requirements to make the mortgage payments when due. A late charge of \$ 51.06 will be assessed if payment is not received within the grace days stated within the terms of the Note and should be added to the payoff total if the payoff amount is sent after that time.  
 These figures are payable to May 31, 2019.  
 This loan is due for the June 01, 2019 payment.  
 The current First Unpaid Principal Balance is: 254,706.11  
 Interest at 4.25000% on First Principal Balance: 889.72  
 Pro Rata MIP 165.77  
 Recording Fees 62.00  
 \* \* TOTAL AMOUNT TO PAY LOAN IN FULL \* \* \$ 255,823.60  
 Total amount to pay loan in full represents the amount necessary to pay your loan in full, obtain a release of mortgage and satisfy other fees and charges assessed to your home loan account.  
 Payoff funds received after May 31, 2019 will require an additional  
 \*\*\* This document was generated online \*\*\*

U.S. Bank  
Attn: Payment Processing  
4801 Frederica Street  
Owensboro, KY 42301

U.S. Bank  
Attn: Payment Processing  
4801 Frederica Street  
Owensboro, KY 42301  
Phone 800.365.7772  
Fax 600.227.6736

Wire#  
[REDACTED]

Loan No.: [REDACTED]  
Loan Type: [REDACTED]  
Investor: [REDACTED]  
Product Line Code: [REDACTED]  
FHA Case No.: [REDACTED]  
Property Address: [REDACTED]

Loan No.: [REDACTED]  
Loan Type: [REDACTED]  
Investor: [REDACTED]  
Product Line Code: [REDACTED]  
FHA Case No.: [REDACTED]  
Property Address: [REDACTED]

Address for US Bank is correct and identical.  
Loan Number is correct and identical.  
FHA Case Number is correct and identical.  
Property Address is correct and identical.

ATG LEGAL EDUCATION

These figures are payable to May 31, 2019.  
This loan is due for the June 01, 2019 payment.  
The current First Unpaid Principal Balance is: 254,706.11  
Interest at 4.25000% on First Principal Balance: 889.72  
Pro Rata MIP 165.77  
Recording Fees 62.00  
\* \* TOTAL AMOUNT TO PAY LOAN IN FULL \* \* \$ 255,823.60

Amount due and the due date are correct  
(Additional Amount on the second was because the loan was paid late.)

These figures are payable to June 10, 2019.  
This loan is due for the June 01, 2019 payment.  
The current First Unpaid Principal Balance is: 254,706.11  
Interest at 4.25000% on First Principal Balance: 1,169.00  
Pro Rata MIP 331.54  
Recording Fees 62.00  
Special Delivery Fee 5.00  
\* \* TOTAL AMOUNT TO PAY LOAN IN FULL \* \* \$ 256,273.65

ATG LEGAL EDUCATION

**A.**

Payoff figures are subject to change due to loan adjustments, returned bank items, payment of any escrowed items such as taxes and insurance as they become due or if the payoff figures provided herein have been inadvertently miscalculated. Additional fees or costs may be added if your loan becomes delinquent. Recording fees are subject to change without notice due to adjustments made by County Recording Offices.

The current escrow/impound balance is \$ 5,785.69. The escrow account balance will be mailed to the mortgagee of record 20 business days after receipt of the payoff funds (excluding legal public holidays, Saturdays and Sundays). The escrow balance will not be mailed if it has already been deducted from the total payoff. See Escrow Information sheet.

If the payoff funds are insufficient to pay the total amount owed to payoff this loan, we may use funds in the escrow balance to cover the short payoff. If the escrow balance is insufficient to payoff the total amount owed, we will return the payoff funds and an updated quote will need to be ordered.

All lender-placed insurance will be canceled when the home loan is paid in full.

If your home loan is automatically drafted, please advise us 15 business days prior to the draft date, so the draft can be canceled.

Payoff funds must be sufficient to cover all principal, interest, escrow advances, prepayment penalties, fees and charges or you may accrue additional interest.

PC INVESTIGATED SERVICES P.C. IS A DEBT COLLECTOR. WHEN IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

HOWEVER IF YOU ARE IN BANKRUPTCY OR HAVE BEEN DISCHARGED IN BANKRUPTCY, THIS LETTER IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED AS AN ATTEMPT TO COLLECT A DEBT OR AS AN AGT TO COLLECT, ASSESS, OR RECOVER ALL OR ANY PORTION OF THE DEBT FROM YOU PERSONALLY.

YOUR SIGNED COPY OF THIS PAY OFF AMOUNT DUE, WE WILL ARRANGE TO HAVE THE SATISFACTION AND CANCELED MORTGAGE DOCUMENTS SENT TO YOU.

We prefer that funds are sent by wire as it is the fastest way to complete the payoff.

WHERE TO SEND FUNDS: PC INVESTIGATED SERVICES P.C. TRUST ACCOUNT, OR DEBITAL OF U.S. MORTGAGE

By wire: no checks

WIRING INSTRUCTIONS

Bank Name: Chase Bank

Bank Address: 11521 N FM 420 Ste 400A, Houston, TX 77024

Beneficiary Bank Aka: 111500414

Beneficiary Bank Acct#: 33331035

Beneficiary PC Investigated Services

Beneficiary Address: 9003 N FM 420 #2103Amarin, TX 77726

Reference: 3300146742

NOTE: THIS IS THE LENDER'S ATTORNEY AND A LAW FIRM DEBT COLLECTOR.

If you have any questions, please call the law firm at (682) 284-0379.

**B.**

The current escrow/impound balance is \$ 2,397.29. The escrow account balance will be mailed to the mortgagee of record 20 business days after receipt of the payoff funds (excluding legal public holidays, Saturdays and Sundays). The escrow balance will not be mailed if it has already been deducted from the total payoff. See Escrow Information sheet.

If the payoff funds are insufficient to pay the total amount owed to payoff this loan, we may use funds in the escrow balance to cover the short payoff. If the escrow balance is insufficient to payoff the total amount owed, we will return the payoff funds and an updated quote will need to be ordered.

All lender-placed insurance will be canceled when the home loan is paid in full.

If your home loan is automatically drafted, please advise us 15 business days prior to the draft date, so the draft can be canceled. Please contact Customer Service at 800.365.7772 or visit our website at usbank.com.

Payoff funds must be sufficient to cover all principal, interest, escrow advances, prepayment penalties, fees and charges or you may accrue additional interest.

Please include our loan number on the payoff check. Funds sent by overnight courier or regular mail must be sent to the above address and include sufficient interest to allow for mail delivery. Payoff

funds are accepted Monday through Friday between 8 a.m. and 4 p.m. CT.

Check Processing Notice: By sending your personal check to U.S. Bank, you are authorizing conversion of your check to a one time ACH debit from your account. If converted, only the amount of the check will be debited with no additional charges. Your paper check will be destroyed and you will not receive your check back. If your loan is in Foreclosure or Bankruptcy, only certified funds will be accepted.

\*\*\* To enhance timely processing of payment in full, the following wiring instructions are provided:

U.S. Bank, Newport KY

ABA: 042000013 Account Number: 194039483 Attn: Payment Processing

RE: Loan Number 3300146742 Mortgagee's Name: Paul B Bengoa

Co-Mortgagee's Name: Tina R Bengoa

Payoff statements returned via FAX will be charged a \$5 fee for FHA loans and a \$20 fee for VA and Conventional loans. This is a Special

Delivery fee to be incurred by the party requesting the payoff statement.

We appreciate your business and are here to help. If you have any questions, or would like to discuss this matter further, please contact Customer Service at 800.365.7772 from 7 a.m. to 6 p.m. CT Monday through Friday, and 8 a.m. to 2 p.m. CT on Saturday, or visit usbank.com.



ATG LEGAL EDUCATION

Payoff figures are subject to change due to loan adjustments, returned bank items, payment of any escrowed items such as taxes and insurance as they become due or if the payoff figures provided herein have been inadvertently miscalculated. Additional fees or costs may be added if your loan becomes delinquent. Recording fees are subject to change without notice due to adjustments made by County Recording Offices.

The current escrow/impound balance is \$ 5,785.69. The escrow account balance will be mailed to the mortgagee of record 20 business days after receipt of the payoff funds (excluding legal public holidays, Saturdays and Sundays). The escrow balance will not be mailed if it has already been deducted from the total payoff. See Escrow Information sheet.

If the payoff funds are insufficient to pay the total amount owed to payoff this loan, we may use funds in the escrow balance to cover the short payoff. If the escrow balance is insufficient to payoff the total amount owed, we will return the payoff funds and an updated quote will need to be ordered.

All lender-placed insurance will be canceled when the home loan is paid in full.

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UPON RECEIPT OF FUNDS FOR THE AMOUNT DUE, WE WILL ARRANGE TO HAVE THE SATISFACTION AND CANCELED MORTGAGE DOCUMENTS SENT TO YOU.

We prefer that funds are sent by wire as it is the fastest way to complete the payoff.

WHERE TO SEND FUNDS: PC INVESTIGATED SERVICES P.C. TRUST ACCOUNT, OR DEBITAL OF U.S. MORTGAGE

By wire: no checks

WIRING INSTRUCTIONS

Bank Name: Chase Bank

Bank Address: 11521 N FM 420 Ste 400A, Houston, TX 77024

Beneficiary Bank Aka: 111500414

Beneficiary Bank Acct#: 33331035

Beneficiary PC Investigated Services

Beneficiary Address: 9003 N FM 420 #2103Amarin, TX 77726

Reference: 3300146742

NOTE: THIS IS THE LENDER'S ATTORNEY AND A LAW FIRM DEBT COLLECTOR.

If you have any questions, please call the law firm at (682) 284-0379.



ATG LEGAL EDUCATION

Payoff figures are subject to change due to loan adjustments, returned bank items, payment of any escrowed items such as taxes and insurance as they become due or if the payoff figures provided herein have been inadvertently miscalculated. Additional fees or costs may be added if your loan becomes delinquent. Recording fees are subject to change without notice due to adjustments made by County Recording Offices.

The current escrow/impound balance is \$ 5,785.69. The escrow account balance will be mailed to the mortgagor of record 20 business days after receipt of the payoff funds (excluding legal public holidays, Saturdays and Sundays). The escrow balance will not be mailed if it has already been deducted from the total payoff. See Escrow information sheet.

If the payoff funds are insufficient to pay the total amount owed to payoff this loan, we may use funds in the escrow balance to cover the short payoff. If the escrow balance is insufficient to payoff the total amount owed, we will return the payoff funds and an updated quote will need to be ordered.

All lender-placed insurance will be canceled when the home loan is paid in full.

 ATG LEGAL EDUCATION

FC INTEGRATED SERVICES P.C. IS A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

HOWEVER IF YOU ARE IN BANKRUPTCY OR HAVE BEEN DISCHARGED IN BANKRUPTCY, THIS LETTER IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED AS AN ATTEMPT TO COLLECT A DEBT OR AS AN ACT TO COLLECT, ASSIGN, OR RECOVER ALL OR ANY PORTION OF THE DEBT FROM YOU PERSONALLY.

UPON RECEIPT OF FUNDS FOR THE AMOUNT DUE, WE WILL ASSURE TO HAVE THE SATISFACTION AND CANCELED MORTGAGE DOCUMENTS SENT TO YOU.

We prefer that funds are sent by wire as it is the fastest way to complete the payoff.

WHERE TO SEND FUNDS: FC INTEGRATED SERVICES P.C. TRUST ACCOUNT, ON BEHALF OF U.S. MORTGAGE

By WIRE: no checks

#### WIRING INSTRUCTIONS

Bank Name: Chase Bank  
Bank Address: 11521 N FM 620 Ste 0000A, TX 78726  
Beneficiary Bank ABA: 111000614  
Beneficiary Bank Acct#: 373331030  
Beneficiary: FC Integrated Services  
Beneficiary Address: 9009 N FM 620 #2100A, TX 78726  
Reference: 3300146742

NOTE: THIS IS THE LENDER'S ATTORNEY AND A LAW FIRM DEBT COLLECTOR.

If you have any questions, please call the law firm at (832) 284-0579.

 ATG LEGAL EDUCATION



FC INTEGRATED SERVICES P.C. IS A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

HOWEVER IF YOU ARE IN BANKRUPTCY OR HAVE BEEN DISCHARGED IN BANKRUPTCY, THIS LETTER IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED AS AN ATTEMPT TO COLLECT A DEBT OR AS AN AGT TO COLLECT. ASKING, OR RECOVER ALL OR ANY PORTION OF THE DEBT FROM YOU PERSONALLY.

UPON RECEIPT OF FUNDS FOR THE AMOUNT DUE, WE WILL ARRANGE TO HAVE THE SATISFACTION AND CANCELLED MORTGAGE DOCUMENTS SENT TO YOU.

We prefer that funds are sent by wire as it is the fastest way to complete the payoff.

WHERE TO SEND FUNDS: FC INTEGRATED SERVICES P.C. SOLA TRUST ACCOUNT, ON BEHALF OF U.S. MORTGAGE

By WIRE: no checks

"By WIRE: no checks"

U.S. Mortgage, not  
US Bank.

ATG LEGAL EDUCATION

#### WIRING INSTRUCTIONS

Bank Name: Chase Bank  
Bank Address: 11521 N FM 620 Ste 200A, Suite 200A,  
TX 78726  
Beneficiary Bank ABA: 113000614  
Beneficiary Bank Acct#: 373731030  
Beneficiary: FC Integrated Services  
Beneficiary Address: 4005 N FM 620 #2103A Suite 2103A,  
TX 78726  
Reference: 1300116742

Wire is supposed to be sent to  
US Bank, not Chase Bank

NOTE: THIS IS THE LENDER'S ATTORNEY AND A LAW FIRM DEBT COLLECTOR.

If you have any questions, please call the law firm at (800) 784-0600.

ATG LEGAL EDUCATION

## WIRING INSTRUCTIONS

Bank Name: Chase Bank  
 Bank Address: 11521 N FM 620 Ste EVANston,  
 TX 74726  
 Beneficiary Bank ABA: 111000614  
 Beneficiary Bank Acct#: 373331030  
 Beneficiary: FC Integrated Services  
 Beneficiary Address: 9005 N FM 620 #2103EVANston,  
 TX 74726  
 Reference: 3306146742

Beneficiary is unrelated to  
 this transaction

NOTE: THIS IS THE LENDER'S ATTORNEY AND A LAW FIRM DEBT COLLECTOR.

If you have any questions, please call the law firm at (832) 384-0539.



Bank Name: Chase Bank  
 Bank Address: 11521 N FM 620 Ste EVANston,  
 TX 74726  
 Beneficiary Bank ABA: 111000614  
 Beneficiary Bank Acct#: 373331030  
 Beneficiary: FC Integrated Services  
 Beneficiary Address: 9005 N FM 620 #2103EVANston,  
 TX 74726  
 Reference: 3306146742

This was not coming from an  
 Attorneys' office/debt collector

NOTE: THIS IS THE LENDER'S ATTORNEY AND A LAW FIRM DEBT COLLECTOR.

If you have any questions, please call the law firm at (832) 384-0539.



**usbank.**

Co-Mortgagor's Name: [REDACTED] ← Mortgagor's name does not appear

Payoff statements returned via FAX will be charged a \$5 fee for FHA loans and a \$20 Fee for VA and Conventional loans. This is a Special Delivery fee to be incurred by the party requesting the payoff statement.

ATG LEGAL EDUCATION


**Second Example**

**Wells Fargo Bank Payoff Letter**

ATG LEGAL EDUCATION



<p style="text-align: center;"><b>A.</b></p> <p>06/11/2019      MORTGAGE SERVICES      PAGE 1 OF 4</p> <p style="text-align: right;"><b>WELLS FARGO HOME MORTGAGE</b></p> <p>June 11, 2019</p> <p>_____</p> <p>_____</p> <p>Wells Fargo Home Mortgage response to inquiry about paying off the mortgage noted below. See enclosed payoff statement for reference.</p> <p>Mortgagor: _____ Co-Mortgagor: _____ Property address: _____</p> <p>_____      Loan type: Conventional</p> <p>The loan interest is calculated on a daily basis. This means that we will collect interest until the day we receive the payoff funds.</p> <p>We may continue to make the real estate tax and property insurance premium payments from the escrow account. Any amount held in escrow at closing will be settled in accordance with the applicable federal law.</p> <p>Please be sure to take care of these important items:</p> <ul style="list-style-type: none"> <li>* Planning to move? To update the mailing address, please contact us at the number listed below. We'll send any remaining balance in the escrow account and year-end interest statement to the new address.</li> <li>* Automatic mortgage payments. Contact the provider (us, Bill Pay, a third party, Internet banking site, etc.) to cancel automatic payments at least 5 business days before the next scheduled withdrawal date.</li> <li>* No need to stop payment. Don't place a stop payment on a check or draft already made. We'll refund any remaining balance.</li> </ul>	<p style="text-align: center;"><b>B.</b></p> <p>_____      <b>WELLS FARGO HOME MORTGAGE</b></p> <p>June 14, 2019</p> <p>_____</p> <p>_____</p> <p>Wells Fargo Home Mortgage response to inquiry about paying off the mortgage noted below. See enclosed payoff statement for reference.</p> <p>Mortgagor: _____ Co-Mortgagor: _____ Property address: _____</p> <p>_____      Loan type: Conventional</p> <p>The loan interest is calculated on a daily basis. This means that we will collect interest until the day we receive the payoff funds.</p> <p>We may continue to make the real estate tax and property insurance premium payments from the escrow account. Any amount held in escrow at closing will be settled in accordance with the applicable federal law.</p> <p>Please be sure to take care of these important items:</p> <ul style="list-style-type: none"> <li>* Planning to move? To update the mailing address, please contact us at the number listed below. We'll send any remaining balance in the escrow account and year-end interest statement to the new address.</li> <li>* Automatic mortgage payments. Contact the provider (us, Bill Pay, a third party, Internet banking site, etc.) to cancel automatic payments at least 5 business days before the next scheduled withdrawal date.</li> <li>* No need to stop payment. Don't place a stop payment on a check or draft already made. We'll refund any remaining balance.</li> </ul> <p>If you have questions or need further assistance, please contact us at 1-866-222-0238, Monday - Friday, 6:00 a.m. to 10:00 p.m., or Saturday, 8:00 a.m. to 2:00 p.m. Central Time.</p>
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 **ATG LEGAL EDUCATION**

Wells Fargo Home Mortgage response to inquiry about paying off the mortgage noted below. See enclosed payoff statement for reference.

Mortgagor: \_\_\_\_\_  
Co-Mortgagor: \_\_\_\_\_  
Property address: \_\_\_\_\_

\_\_\_\_\_      Loan type: Conventional

The loan interest is calculated on a daily basis. This means that we will collect interest until the day we receive the payoff funds.


The Mortgagor and Co-Mortgagor Names are both correct  
Property Address is correct  
Loan Number is correct

Wells Fargo Home Mortgage response to inquiry about paying off the mortgage noted below. See enclosed payoff statement for reference.

Mortgagor: \_\_\_\_\_  
Co-Mortgagor: \_\_\_\_\_  
Property address: \_\_\_\_\_

\_\_\_\_\_      Loan type: Conventional

The loan interest is calculated on a daily basis. This means that we will collect interest until the day we receive the payoff funds.

 **ATG LEGAL EDUCATION**

June 14, 2019 Page 2 - [REDACTED]  
 Mortgage: [REDACTED]  
 Co-Mortgagor: [REDACTED]  
 Property address: [REDACTED]  
 936 Loan number: [REDACTED] Loan type: Conventional  
 MORTGAGE PAYOFF STATEMENT:  
 All figures are subject to final verification by the noteholder. The  
 TOTAL AMOUNT OUTSTANDING of \$ 212,451.15 is based on the  
 payoff/closing date of 06-14-19.

1. TOTAL PRINCIPAL, INTEREST, AND OTHER AMOUNTS OUTSTANDING UNDER  
 NOTE/SECURITY INSTRUMENT  
 Note: 07-01-19 is the next payment date under Note/Security Instrument  
 Unpaid Principal balance 212,039.87  
 Interest as of 06-14-19 349.28  
 TOTAL AMOUNT OUTSTANDING UNDER NOTE/SECURITY INSTRUMENT 212,389.15

2. ADDITIONAL CONTRACTUAL AND OTHER FEES AND CHARGES OUTSTANDING

Recording Costs	62.00
Property Inspection	.00
Obligation Fee	.00
Buydown/Corp Subsidy	.00
Special Handling	.00
TOTAL CONTRACTUAL AND OTHER FEES AND CHARGES OUTSTANDING	62.00
TOTAL AMOUNT OUTSTANDING through 06-14-19	212,451.15

Mortgagor and Co-Mortgagor Names  
 are both identical  
 Property address is correct  
 Amount of Unpaid Principal is correct  
 Due date is correct

06/11/2019 MORTGAGE SERVICES PAGE 2 OF 4

June 11, 2019 Page 2 - 936 Loan number [REDACTED]  
 Mortgage: [REDACTED]  
 Co-Mortgagor: [REDACTED]  
 Property address: [REDACTED]  
 936 Loan number: [REDACTED] Loan type: Conventional  
 MORTGAGE PAYOFF STATEMENT:  
 TOTAL AMOUNT OUTSTANDING of \$ 212,451.15 is based on the  
 payoff/closing date of 06-14-19.

1. TOTAL PRINCIPAL, INTEREST, AND OTHER AMOUNTS OUTSTANDING UNDER  
 NOTE/SECURITY INSTRUMENT  
 Note: 07-01-19 is the next payment date under Note/Security Instrument  
 Unpaid Principal balance 212,039.87  
 Interest as of 06-14-19 349.28  
 TOTAL AMOUNT OUTSTANDING UNDER NOTE/SECURITY INSTRUMENT 212,389.15

2. ADDITIONAL CONTRACTUAL AND OTHER FEES AND CHARGES OUTSTANDING

Recording Costs	62.00
Property Inspection	.00
Obligation Fee	.00
Buydown/Corp Subsidy	.00
Special Handling	.00
TOTAL CONTRACTUAL AND OTHER FEES AND CHARGES OUTSTANDING	62.00
TOTAL AMOUNT OUTSTANDING through 06-14-19	212,451.15

ATG LEGAL EDUCATION

June 14, 2019 Page 3 - [REDACTED]  
 Timing of loan payoff:  
 Total amount outstanding is good through 06-14-19, or until any activity  
 occurs on the account. Funds received after that date will be subject to  
 an additional \$ 26.87 of interest per Day. Issuance of this  
 statement does not suspend the contractual requirement to make payments  
 when due. If payments are not made, we may assess a late charge of  
 \$ 59.90 to the loan.

We may adjust figures in this statement, if prior to the payoff date:

- We make additional mortgage insurance premium payments.
- We make disbursements from the escrow account for items due.
- Any check/electronic withdrawal previously credited to the loan  
 is rejected by the financial institution from which it is drawn.

Recent escrow disbursement amounts and dates:

Real estate taxes:	\$ 3,824.72	05-09-19
Homeowners Insurance	\$ 1,038.00	05-29-19

Important Information:

- If we don't receive sufficient funds to pay the loan in full, we will  
 apply funds from the escrow account to complete the payoff.
- Interest will continue to accrue until we receive full payment.
- After payoff, we will release the lien on the property in accordance  
 with state law. Direct any questions or requests about the lien  
 release to: Wells Fargo Home Mortgage  
 PO Box 10335, Des Moines, IA 50306

Real Estate Taxes are correct  
 Homeowners Insurance is correct

June 11, 2019 Page 3 - 936 Loan number [REDACTED]  
 Timing of loan payoff:  
 Total amount outstanding is good through 06-14-19, or until any activity  
 occurs on the account. Funds received after that date will be subject to  
 an additional \$ 26.87 of interest per Day. Issuance of this  
 statement does not suspend the contractual requirement to make payments  
 when due. If payments are not made, we may assess a late charge of  
 \$ 59.90 to the loan.

We may adjust figures in this statement, if prior to the payoff date:

- We make additional mortgage insurance premium payments.
- We make disbursements from the escrow account for items due.
- Any check/electronic withdrawal previously credited to the loan  
 is rejected by the financial institution from which it is drawn.

Recent escrow disbursement amounts and dates:

Real estate taxes:	\$ 3,824.72	05-09-19
Homeowners Insurance	\$ 1,038.00	05-29-19

Important Information:

- If we don't receive sufficient funds to pay the loan in full, we will  
 apply funds from the escrow account to complete the payoff.
- Interest will continue to accrue until we receive full payment.

ATG LEGAL EDUCATION

**A.**

06/11/2019

MORTGAGE SERVICES

PAGE 4 OF 4

June 11, 2019

Page 4 - 936 Loan number

**Payoff Transmittal Form:**

Please review and complete this form. We prefer that funds are sent by wire as it is the fastest way to complete the payoff. If wire transfer is not an option, we prefer a cashier's check or certified funds.

SCOTT L. SALVATERRA LLC, IS A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

HOWEVER IF YOU ARE IN BANKRUPTCY OR HAVE BEEN DISCHARGED IN BANKRUPTCY, THIS LETTER IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED AS AN ATTEMPT TO COLLECT A DEBT OR AS AN ACT TO COLLECT, ASSURE, OR RECOVER ALL OR ANY PORTION OF THE DEBT FROM YOU PERSONALLY.

UPON RECEIPT OF FUNDS FOR THE AMOUNT DUE, WE WILL ARRANGE TO HAVE THE SATISFACTION AND CANCELED MORTGAGE DOCUMENTS SENT TO YOU.

WHERE TO SEND FUNDS: SCOTT L. SALVATERRA LLC, ON BEHALF OF WELLS FARGO MORTGAGE

By WIRE: no checks

**WIRING INSTRUCTIONS**

Bank Name: Chase Bank  
Bank Address: 1600 Leikin Ave/Egin,  
IL 60123  
Beneficiary Bank ABA: 071000018  
Beneficiary Bank Acct#: 200008301  
Beneficiary: Scott L Salvaterra LLC  
Beneficiary Address: 85 Augusta Dr/Dalbarts,  
IL 60136  
Reference: 0422217117

NOTE: THIS IS THE LENDER'S ATTORNEY AND A LAW FIRM DEBT COLLECTOR.

If you have any questions, please call the law firm at (847) 250-6353.

PAYOFF COUPON: Please detach and include with payoff funds.

TOTAL PAYOFF AMOUNT: \$ 212,451.15

THIS FIGURE IS GOOD THROUGH 06-14-19 AMOUNT REMITTED \_\_\_\_\_

 ATG LEGAL EDUCATION
**B.**

June 14, 2019

Page 4 -

**Payoff Transmittal Form:**

Please review and complete this form. We prefer that funds are sent by wire as it is the fastest way to complete the payoff. If wire transfer is not an option, we prefer a cashier's check or certified funds.

**WHERE TO SEND PAYOFF FUNDS**

By WIRE: no checks  
Wells Fargo Bank, N.A.  
Beneficiary Bank ABA: 121000248  
Beneficiary Bank Acct: 4127400093  
Beneficiary Bank Address:  
1 Home Campus  
Des Moines IA 50328  
Special Information for Beneficiary:  
Apply funds to: \_\_\_\_\_  
Mortgage#: \_\_\_\_\_  
Sender's Name and Phone Number

By MAIL: including OVERNIGHT  
Wells Fargo Home Mortgage  
Attn: Payoffs, MAC F2302-045  
1 Home Campus  
Des Moines IA 50328

**Important Notes:**

- Funds must be received by 2:00 pm Central Time for same day processing.
- Payoffs are not posted on weekends or holidays, and interest will be added to the account for these days.
- All figures are subject to final verification by the noteholder.
- Planning to move? To update mailing address, please contact us at 1-800-222-0238, Monday - Friday, 9:00 a.m. to 10:00 p.m., or Saturday, 9:00 a.m. to 2:00 p.m. Central Time.

PAYOFF COUPON: Please detach and include with payoff funds.

936 Loan number: \_\_\_\_\_

Property address: \_\_\_\_\_

TOTAL PAYOFF AMOUNT: \$ 212,451.15

THIS FIGURE IS GOOD THROUGH 06-14-19 AMOUNT REMITTED \_\_\_\_\_

 ATG LEGAL EDUCATION

06/11/2019 MORTGAGE SERVICES PAGE 4 OF 4

June 11, 2019 Page 4 - 936 Loan number [REDACTED]

**Payoff Transmittal Form:**  
Please review and complete this form. We prefer that funds are sent by wire as it is the fastest way to complete the payoff. If wire transfer is not an option, we prefer a cashier's check or certified funds.

SCOTT L. SALVATIERRA LLC, IS A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

HOWEVER IF YOU ARE IN BANKRUPTCY OR HAVE BEEN DISCHARGED IN BANKRUPTCY, THIS LETTER IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED AS AN ATTEMPT TO COLLECT A DEBT OR AS AN ACT TO COLLECT, ASSESS, OR RECOVER ALL OR ANY PORTION OF THE DEBT FROM YOU PERSONALLY.

UPON RECEIPT OF FUNDS FOR THE AMOUNT DUE, WE WILL ARRANGE TO HAVE THE SATISFACTION AND CANCELED MORTGAGE DOCUMENTS SENT TO YOU.

WHERE TO SEND FUNDS: SCOTT L. SALVATIERRA LLC, ON BEHALF OF WELLS FARGO MORTGAGE

By WIRE: no checks

**WIRING INSTRUCTIONS**

Bank Name: Chase Bank  
Bank Address: 1600 LaSalle Avenue,  
IL 60123  
Beneficiary Bank ABA: 071000013  
Beneficiary Bank Acct#: 200088801  
Beneficiary: Scott L. Salvatierra LLC  
Beneficiary Address: 85 Augusta Drive,  
IL 60136  
Reference: 042221717

NOTE: THIS IS THE LENDER'S ATTORNEY AND A LAW FIRM DEBT COLLECTOR.

If you have any questions, please call the law firm at (847) 250-6353.

PAYOFF COUPON: Please detach and include with payoff funds.

TOTAL PAYOFF AMOUNT: \$ 212,451.15

THIS FIGURE IS GOOD THROUGH 06-14-19 AMOUNT REMITTED \_\_\_\_\_

ATG LEGAL EDUCATION

After the first paragraph,  
type is smaller and in ALL  
CAPS. Is also harder to  
read.

06/11/2019 MORTGAGE SERVICES PAGE 4 OF 4

June 11, 2019 Page 4 - 936 Loan number [REDACTED]

**Payoff Transmittal Form:**  
Please review and complete this form. We prefer that funds are sent by wire as it is the fastest way to complete the payoff. If wire transfer is not an option, we prefer a cashier's check or certified funds.

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UPON RECEIPT OF FUNDS FOR THE AMOUNT DUE, WE WILL ARRANGE TO HAVE THE SATISFACTION AND CANCELED MORTGAGE DOCUMENTS SENT TO YOU.

WHERE TO SEND FUNDS: SCOTT L. SALVATIERRA LLC, ON BEHALF OF WELLS FARGO MORTGAGE

By WIRE: no checks

BY WIRE: no checks

ATG LEGAL EDUCATION



**WIRING INSTRUCTIONS**

Bank Name: Chase Bank  
 Bank Address: 1600 Laikin Ave Elgin, IL 60123  
 Beneficiary Bank ABA: 071000019  
 Beneficiary Bank Acct#: 200005301  
 Beneficiary: Scott D Salvatierra LLC  
 Beneficiary Address: 85 Augusta Dr Gilberts, IL 60136  
 Reference: 042221717

NOTE: THIS IS THE LENDER'S ATTORNEY AND A LAW FIRM DEBT COLLECTOR.

Wire should be sent to Wells Fargo, not Chase Bank

Beneficiary unrelated to transaction

The letter is supposed to be coming directly from the lender  
 Not a Debt Collector or Law Firm.

ATG LEGAL EDUCATION

June 14, 2019 Page 4 -

Payoff Transmittal Form:  
 Please review and complete this form. We prefer that funds are sent by wire as it is the fastest way to complete the payoff. If wire transfer is not an option, we prefer a cashier's check or certified funds.

WHERE TO SEND PAYOFF FUNDS  
 By WIRE: no checks  
 Wells Fargo Bank, N.A.  
 Beneficiary Bank ABA: 121000248  
 Beneficiary Bank Acct: 4127400093  
 Beneficiary Bank Address:  
 1 Home Campus  
 Des Moines IA 50328  
 Special Information for Beneficiary:  
 Apply funds to: [REDACTED]  
 Mortgagor: [REDACTED]  
 Sender's Name and Phone Number

By MAIL: including OVERNIGHT  
 Wells Fargo Home Mortgage  
 Attn: Payoffs, MMC F2302-045  
 1 Home Campus  
 Des Moines IA 50328

Important Notes:  
 \* Funds must be received by 2:00 pm Central Time for same day processing.  
 \* Payoffs are not posted on weekends or holidays, and interest will be added to the account for these days.  
 \* All figures are subject to final verification by the noteholder.  
 \* Planning to move? To update mailing address, please contact us at 1-800-222-0230, Monday - Friday, 6:00 a.m. to 10:00 p.m., or Saturday, 8:00 a.m. to 2:00 p.m. Central Time.

PAYOFF COUPON: Please detach and include with payoff funds.

936 Loan number: [REDACTED]  
 Property address: [REDACTED]

TOTAL PAYOFF AMOUNT: \$ 212,451.15  
 THIS FIGURE IS GOOD THROUGH 06-14-19 AMOUNT REMITTED \_\_\_\_\_

Wire preferred, but not required

Wire is being sent to Wells Fargo

Mortgagor's name included

Includes where to send check

Loan number and address

ATG LEGAL EDUCATION

## Third Example

### McCallister Payoff Letter



July 17, 2019

ATGF Bank  
ATTN: Payment Processing  
1965 Title Way  
Chicago, IL 60606  
Phone 800.123.4567  
Fax 800.765.4321

TO:  
Peter McCallister  
671 Lincoln Avenue  
Winnetka, IL 60093

RE:  
Peter McCallister  
Kate McCallister  
671 Lincoln Avenue  
Winnetka, IL 60093

Loan No.: 987654321  
Loan Type: Conventional  
Property Address:  
671 Lincoln Avenue  
Winnetka, IL 60093

Payoff funds must be sufficient to cover all principal, interest, prepayment penalties, fees and charges or you may accrue additional interest.  
Please include our loan number on the payoff check. Funds sent by overnight courier or regular mail must be sent to the above address and include sufficient interest to allow for mail delivery. Payoff funds are accepted Monday through Friday between 8 a.m. and 4 p.m. CST.

\*\*\*To enhance timely processing of payment in full, the following wiring instructions are provided:

ATGF Bank  
ABA: 002345689  
Account Number: 187654329  
Attn: Payment Processing  
RE: Loan Number 987654321  
Mortgagor's Name: Peter McCallister  
Co-Mortgagor's Name: Kate McCallister

We appreciate your business and are here to help. If you have any questions, or would like to discuss this matter further, please contact Customer Service at 800.123.4567 from 7 a.m. CT Monday through Friday, and 8 a.m. to 2 p.m. CST on Saturday, or visit atgfbank.com.

Sincerely,

Payoff Department  
800.123.4567

This payoff statement reflects the payoff figures as of the date of the statement only. Issuance of this statement does not suspend the contract requirements to make the mortgage payments when due. A later charge of \$24.95 will be assessed if payment is not received within the grace days stated within the terms of the Note and should be added to the payoff total if the payoff amount is sent after that time.

These figures are payable to August 10, 2019.  
This loan is due for the August 1, 2019 payment.  
The current First Unpaid Principal Balance is:  
Interest at 4.25000% on First Principal Balance:  
Recording Fee:

\$101,177.84  
\$1,030.30  
\$80

TOTAL AMOUNT TO PAY LOAN IN FULL \$102,288.14

Payoff figures are subject to change due to loan adjustments, returned bank items, payment of any escrowed items such as taxes and insurance as they become due or if the payoff figures provided herein have been inadvertently miscalculated. Additional fees or costs may be added if your loan becomes delinquent. Recording fees are subject to change without notice due to adjustments made by County Recording offices.



July 17, 2019

ATGF Bank  
ATTN: Payment Processing  
1965 Title Way  
Chicago, IL 60606  
Phone 800.123.4567  
Fax 800.765.4321

TO:  
Peter McCallister  
671 Lincoln Avenue  
Winnetka, IL 60093

RE:  
Peter McCallister  
Kate McCallister  
671 Lincoln Avenue  
Winnetka, IL 60093

Loan No.: 987654321  
Loan Type: Conventional  
Property Address:  
671 Lincoln Avenue  
Winnetka, IL 60093

Payoff funds must be sufficient to cover all principal, interest, prepayment penalties, fees and charges or you may accrue additional interest.  
Please include our loan number on the payoff check. Funds sent by overnight courier or regular mail must be sent to the above address and include sufficient interest to allow for mail delivery. Payoff funds are accepted Monday through Friday between 8 a.m. and 4 p.m. CST.

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ATGF Bank  
ABA: 002345689  
Account Number: 187654329  
Attn: Payment Processing  
RE: Loan Number 987654321  
Mortgagor's Name: Peter McCallister  
Co-Mortgagor's Name: Kate McCallister

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Interest at 4.25000% on First Principal Balance: \$1,030.30  
Recording Fee: \$80

TOTAL AMOUNT TO PAY LOAN IN FULL \$102,288.14

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No Incorrect Information  
No Inconsistencies

ATG LEGAL EDUCATION

July 17, 2019

ATGF Bank  
ATTN: Payment Processing  
1965 Title Way  
Chicago, IL 60606  
Phone 800.123.4567  
Fax 800.765.4321

TO:  
Peter McCallister  
671 Lincoln Avenue  
Winnetka, IL 60093

RE:  
Peter McCallister  
Kate McCallister  
671 Lincoln Avenue  
Winnetka, IL 60093

Loan No.: 987654321  
Loan Type: Conventional  
Property Address:  
671 Lincoln Avenue  
Winnetka, IL 60093

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Please include our loan number on the payoff check. Funds sent by overnight courier or regular mail must be sent to the above address and include sufficient interest to allow for mail delivery. Payoff funds are accepted Monday through Friday between 8 a.m. and 4 p.m. CST.

UPON RECEIPT OF THE FUNDS FOR THE AMOUNT DUE, WE WILL ARRANGE TO HAVE THE SATISFACTION AND CANCELED MORTGAGE DOCUMENT SENT TO YOU.

TO ENHANCE TIMELY PROCESSING OF PAYMENT IN FULL, WE REQUIRE ALL FUNDS BE SENT BY WIRE.

WIRING INSTRUCTIONS

ATGF BANK  
1965 TITLE WAY  
CHICAGO, IL 60606  
ABA: 002345689  
ACCOUNT NUMBER: 187654329  
BENEFICIARY: MARV MERCHANTS & HARRY LIME  
REFERENCE: 987654321

We appreciate your business and are here to help. If you have any questions, or would like to discuss this matter further, please contact Customer Service at 800.123.4567 from 7 a.m. CT Monday through Friday, and 8 a.m. to 2 p.m. CST on Saturday, or visit atgfbank.com.

Sincerely,  
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ATG LEGAL EDUCATION



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TO ENHANCE TIMELY PROCESSING OF PAYMENT IN FULL, WE REQUIRE ALL FUNDS BE SENT BY WIRE.

← Wire Requirement

#### WIRING INSTRUCTIONS

ATGF BANK  
1965 TITLE WAY  
CHICAGO, IL 60606  
ABA: 002345689  
ACCOUNT NUMBER: 187654329  
BENEFICIARY: MARY MERCHANTS & HARRY LIME  
REFERENCE: 987654321

← Not our sellers

We appreciate your business and are here to help. If you have any questions, or would like to discuss this matter further, please contact Customer Service at 800.123.4567 from 7 a.m. CT Monday through Friday, and 8 a.m. to 2 p.m. CST on Saturday, or visit atgfbank.com.

Sincerely,

Payoff Department  
800.123.4567

Different font  
All Caps, size 9, Calibra  
The rest is Sentence case, size 12, Times New Roman

 ATG LEGAL EDUCATION

July 17, 2019

ATGF Bank  
ATTN: Payment Processing  
1965 Title Way  
Chicago, IL 60606  
Phone 800.123.4567  
Fax 800.765.4321

TO:  
Peter McCallister  
671 Lincoln Avenue  
Winnetka, IL 60093

Loan No.: 987654321  
Loan Type: Conventional  
Property Address:  
671 Lincoln Avenue  
Winnetka, IL 60093

RE:  
Peter McCallister  
Kate McCallister  
671 Lincoln Avenue  
Winnetka, IL 60093

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Please include our loan number on the payoff check. Funds sent by overnight courier or regular mail must be sent to the above address and include sufficient interest to allow for mail delivery. Payoff funds are accepted Monday through Friday between 8 a.m. and 4 p.m. CST.

Upon receipt of the funds for the amount due, we will arrange to have the satisfaction and canceled mortgage document sent to you.

To enhance timely processing of payment in full, we require all funds be sent by wire.

#### Wiring instructions

ATGF Bank  
1965 Title Way  
Chicago, IL 60606  
ABA: 002345689  
Account number: 187654329  
Beneficiary: Mary Merchants & Harry Lime  
Reference: 987654321

We appreciate your business and are here to help. If you have any questions, or would like to discuss this matter further, please contact Customer Service at 800.123.4567 from 7 a.m. CT Monday through Friday, and 8 a.m. to 2 p.m. CST on Saturday, or visit atgfbank.com.

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800.123.4567

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\$1,030.30  
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 ATG LEGAL EDUCATION

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Wiring instructions

ATGF Bank  
1965 Title Way  
Chicago, IL 60606  
ABA: 002345689  
Account number: 187654329  
Beneficiary: Marv Merchants & Harry Lime  
Reference: 987654321

We appreciate your business and are here to help. If you have any questions, or would like to discuss this matter further, please contact Customer Service at 800.123.4567 from 7 a.m. CT Monday through Friday, and 8 a.m. to 2 p.m. CST on Saturday, or visit atgfbank.com.

Sincerely,

Payoff Department  
800.123.4567

**Inconsistency**

**Wire requirement**

**Not our sellers**

ATG LEGAL EDUCATION

July 17, 2019

ATGF Bank  
ATTN: Payment Processing  
1965 Title Way  
Chicago, IL 60606  
Phone 800.123.4567  
Fax 800. 765.4321

TO:  
Peter McCallister  
671 Lincoln Avenue  
Winnetka, IL 60093

RE:  
Peter McCallister  
Kate McCallister  
671 Lincoln Avenue  
Winnetka, IL 60093

Loan No.: 987654321  
Loan Type: Conventional  
Property Address:  
671 Lincoln Avenue  
Winnetka, IL 60093

Payoff funds must be sufficient to cover all principal, interest, prepayment penalties, fees and charges or you may accrue additional interest.  
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Upon receipt of the funds for the amount due, we will arrange to have the satisfaction and canceled mortgage document sent to you.

Wiring instructions

Merchants & Lime Bank  
1900 S. Fingers Road  
Chicago, IL 60606  
ABA: 002345689  
Account number: 187654329  
Reference: 987654321

We appreciate your business and are here to help. If you have any questions, or would like to discuss this matter further, please contact Customer Service at 800.123.4567 from 7 a.m. CT Monday through Friday, and 8 a.m. to 2 p.m. CST on Saturday, or visit atgfbank.com.

Sincerely,

Payoff Department  
800.123.4567

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ATG LEGAL EDUCATION

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 Payoff funds are accepted Monday through Friday between 8 a.m. and 4 p.m. CST.

Upon receipt of the funds for the amount due, we will arrange to have the satisfaction and canceled mortgage document sent to you.

Wiring instructions

Merchants & Lime Bank ← Not ATGF Bank  
 1990 S. Fingers Road  
 Chicago, IL 60606  
 ABA: 002345689  
 Account number: 187654329  
 Reference: 987654321

We appreciate your business and are here to help. If you have any questions, or would like to discuss this matter further, please contact Customer Service at 800.123.4567 from 7 a.m. CT Monday through Friday, and 8 a.m. to 2 p.m. CST on Saturday, or visit [atgfbank.com](http://atgfbank.com).

Sincerely,

Payoff Department  
 800.123.4567

## What to do in the Future

- **Use critical thinking when reviewing a payoff letter**
  - Check the information about where the wire is being sent
    - Does the Bank info match?
    - Are the Beneficiaries the same as the Mortgagors?
  - Check for any inconsistencies
    - Does the font match throughout?
    - Are there any weird breaks in the document?
    - Is there any contradictory information

## **What to do in the Future**

- **If you discover a possible fraud contact  
Ryan Murphy**
  - Phone: 312-752-1249
  - Email: [rmurphy@atgf.com](mailto:rmurphy@atgf.com)