



Beacon Default Management, Inc.

RELIABLE TRUSTEE SERVICES

INFORMATION AND INSTRUCTIONS FOR TRUSTEE TO INITIATE A FORECLOSURE

Please complete the following fields to supply Beacon Default Management, Inc with the information required to initiate a foreclosure.

Date: _____ File# _____ Loan # _____

We hereby instruct you as trustee/substituted trustee/agent to initiate foreclosure proceedings on the Deed of Trust and Note or other Security Document.

INSERT BENEFICIARY'S NAME HERE

By: _____
Name/Title of Authorized Signatory

Enclosed please find:
(Please check the documents you are providing to us)

Note(s)	_____	Modification Agreement	_____
Deed(s) of Trust	_____	Additional/Renewal Notes	_____
Assignments	_____	Extension Agreement	_____
Assignments of Leases & Rents	_____	Servicing Agreement	_____
Payment History	_____	Other	_____

If original documents are not tendered at the time of recording the Notice of Default, please initial below:

The undersigned hereby acknowledges possession (or, if applicable, the ability to obtain possession from its warehouse lender, repo buyer or other financing source) of the original Note and Deed of Trust and any other documents effectuating a subsequent transfer thereof. At least one business day before any Trustee's Sale, the originals of said documents shall be delivered to Beacon Default Management, Inc. as the trustee.

Name of Current Beneficiary(ies) (if different than on Deed of Trust) – please attach copies of all assignments and servicing agreements: _____

*Please attach a Bring Current Statement or a Payoff Statement, whichever applies.

Property Type:
(Please tick the type of property or tick other and give description*)

Multifamily	_____	Assisted Living	_____	Office	_____
Retail***	_____	Condominium	_____	Industrial***	_____
Hospitality	_____	Vacant Land**	_____	Other*	_____

**If Vacant Land, is it commercial or residential? _____



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***Is this property single tenant or multi tenant? _____

REASON FOR COMMENCING FORECLOSURE PROCEEDINGS:

Failure to pay installment of principal and interest _____;
Interest only _____; Due and payable on _____ and subsequent installments.

OR

Failure to pay the balance of principal together with accrued interest that was all due and payable
on _____.

OR

Other reasons: _____

General Information:

Name and Address of Present Property Owner:	
Subject Property Address:	
Borrower's Social Security Number or Tax ID:	
Property APN(s) (Tax Parcel Number(s)):	
Any Other Address for Present Property Owner:	

Bankruptcy Information:

Has a bankruptcy been filed: Yes _____ No _____
Has Relief from Stay been obtained: Yes _____ No _____ if yes, please attach a copy of relief from stay order.
Attorney's Name: _____ Phone: _____

Litigation Information:

Status of any litigation on property or loan, if any:

Will this be a unified/mixed collateral sale? ___Yes ___No
If yes, please provide names and addresses of those requiring notice with regard to the personal property:

Was Deed of Trust insured through a title insurance company: ___Yes ___No
Name of title insurance company: _____

We, the undersigned have completed the above to the best of our knowledge. We are the present owner(s) and holder(s) of the note and deed of trust being submitted for foreclosure and (except in connection with a warehouse line, repo agreement or other bona fide financing arrangement) have not assigned any interest in said note to any other person or company. We agree to pay all foreclosure fees and costs, together with all costs and expenses



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R E L I A B L E T R U S T E E S E R V I C E S

incidental to the foreclosure proceedings. We agree to indemnify, defend, protect and hold Beacon Default Management, Inc., its principals, employees and agents harmless from any and all liability, loss, damages of any nature, claims, causes of action, judgments, orders, attorney's fees and costs suffered or incurred by any of Beacon Default Management, Inc., its principals, employees or agents (a) with respect to or in connection with the initiation and processing of this foreclosure, (b) with respect to or in connection with the initiation and processing of this foreclosure without the original loan documents detailed above in Beacon Default Management, Inc.'s possession, (c) in the event any of the information provided in this questionnaire is challenged as inaccurate, and (d) in the event Beacon Default Management, Inc., its principals, employees or agents is sued in its capacity as foreclosure trustee.

*** INSERT BENEFICIARY'S NAME HERE***

Signed: _____
Print: _____
Date: _____

Please send completed questionnaire and copies of loan documents to BEACON DEFAULT MANAGEMENT, INC., 23072 Lake Center Drive, Suite 211, Lake Forest Ca 92630. Or email a scanned copy with attached loan documents to tina@beacondefault.com.