

Jacklyn Dawson James
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954-560-2258
August 30, 2018

City of Fort Lauderdale
Housing and Community Development Division
Attn: Acting Program Mgr. Mario Desantis
914 Sistrunk Blvd 103
Fort Lauderdale, Florida 33311
954-828-4775

To Whom It May Concern:

I have resided at the listed property for 26 years and have made a concerted effort to maintain the value of the property which, as you know, positively impacts the entire community. I was able to do so through city programs as well as personal investments over the past few years which has ultimately left me with overwhelming debt—to the tune of approximately \$17,000. Initially, the financial plan was for my son and his family to return home at the end of his first term in the US Army to ease some of the financial burden; but after requests from his superior and more thought, he decided to remain in Virginia to reenlist for a second 4 year term. And as a single person and Broward county teacher, I am simply not financially able to climb out of this hole alone. So after grappling with different options I've come to the conclusion that the only way to avoid bankruptcy is to apply for a cash out refinance to pay off the debt. **As a result, I am requesting subordination to the first mortgage loan so that I am able to refinance with a loan that not only pays off the debt incurred from improvements to the property but also one that reduces the current interest.**

The loan would be financed through Wells Fargo as a 30 year fixed rate at 4.5%--reduced from 4.8 (which happens to be lower than what the market is currently offering). Please keep in mind that this would be the second time the interest has been decreased in 2 years (In 2016 reduced from 8.75% to the current 4.8%) which makes further reduction almost impossible. For more information please contact home mortgage consultant Tyrus Holdefer at 800-258-6649 ext. 27120; or Tyrus.Holdefer@wellsfargo.com; or Wells Fargo Mortgage, 800 Walnut Street, Des Moines, IA 50309. *Receipts and other documentation of the cost of improvements can and will be provided upon request.

Respectfully,

Jacklyn Dawson James
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