

# EXHIBIT L



of such acts, transactions, occurrences, and events are made at or near the time by—or from information transmitted by—a person with knowledge. To the extent that the business records of the loan in this matter were created by a prior servicer, those records have been incorporated into Champion's business records and relied upon by Champion in the regular course of its day to day business operations.

3. This is an action seeking to foreclose a reverse mortgage upon residential property located at 712 Swaggertown Road, Scotia, NY 12302 ("Premises").

4. Emily Jane Califano; ("Borrower") executed a note ("Note"), secured by a Mortgage ("Mortgage"), and a Loan Agreement (the "Loan Agreement"), all dated February 2, 2007, in favor of Wells Fargo Bank, N.A. setting forth the terms and conditions of the reverse mortgage loan, in favor of Wells Fargo Bank, N.A. The Loan Agreement, together with the Note and Mortgage, are collectively referred to hereinafter as the "Loan Documents." *A copy of the Loan Documents are annexed hereto as Exhibit "A".*

5. The Mortgage was recorded on February 22, 2007, in Instrument Number: 2007007401 in the Office of the City Register of the City of New York in the County of Saratoga, State of New York. The Mortgage was transferred to Nationstar Mortgage LLC d/b/a Champion Mortgage Company, and said transfer was memorialized by an Assignment of Mortgage executed on September 12, 2017 and recorded September 12, 2017 in Instrument Number: 2017029031. *A copy of the Assignment of Mortgage is annexed hereto as Exhibit "B".*

6. Plaintiff is in possession of the Note and is the entity entitled to enforce the Note.

7. There is, in fact, a default under the terms and conditions of the Loan Documents. Borrower failed to perform an obligation under the terms of the loan by Non-Occupancy. The

default has not been cured, and the loan has been accelerated, making the entire amount due and owing in accordance with the terms of the loan, along with interest.

8. My review of Champion's business records reveals that a Notice of Default was mailed by first class mail on August 26, 2014. A copy of said Notice of Default is annexed hereto as Exhibit "C".

9. A 90 day notice was not required because this subject mortgage is a reverse mortgage, which is not considered a home loan pursuant to RPAPL §1304.

10. In a reverse mortgage, all advances are added to the loan balance, per the terms of the Loan Documents. As such, the loan balance continues to grow even if the borrower never takes cash advances after the loan closes, or halts taking cash advances. This is due to compounding interest, mortgage insurance premiums, fees and advances that are added to the loan balance each month.

11. At the time the action was commenced, the amount due was \$110,026.00

12. As a result of the default, the amount due upon the Note and Mortgage, as shown by Champion's business records, as of May 31, 2021, is as follows:

Principal Balance	<u>\$123,743.66</u>
Interest Processed	<u>\$40,584.40</u>
Interest through the Payoff Date	<u>\$338.66</u>
MIP Processed	<u>\$8,222.64</u>
MIP through the Payoff Date	<u>\$107.86</u>
Service Fees Processed	<u>\$5,130.00</u>
Service Fees through the Payoff date	<u>\$30.00</u>
Taxes	<u>\$27,312.40</u>
Insurance	<u>\$8,998.00</u>
Inspections	<u>\$620.00</u>
Appraisal	<u>\$0.00</u>
Preservation	<u>\$49,126.50</u>
Attorney Expense	<u>\$0.00</u>
HOA	<u>\$0.00</u>

Other Expenses	\$0.00
Suspense Funds	\$0.00
Month Scheduled Payment	\$0.00
Month Pre-Payment	\$0.00
Corporate Advance	\$0.00
Borrower Credit	(\$430.00)
<b>TOTAL</b>	<b>\$263,784.12</b>

Subscribed and sworn to under the penalty of perjury this 20 day of May, 2021.

NATIONSTAR MORTGAGE LLC D/B/A  
 CHAMPION MORTGAGE COMPANY, Plaintiff

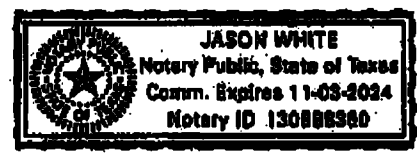
*[Signature]*  
 Date: 5/20/21  
 Name: Erin Naylor  
 Title: Assistant Secretary

**TO BE COMPLETED IF EXECUTING OUTSIDE OF NEW YORK STATE**

STATE OF Texas )  
 )  
 COUNTY OF Denton )

On the 20 day of May in the year 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared Erin Naylor, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public *[Signature]*  
 My commission expires: 11/03/24



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