



## Statement of Facts Questionnaire

*(For evidentiary purposes only – Not a legal document)*

### Disclaimer

This is not a legal instrument and is not legal advice. This form is provided solely to allow the signer to record factual information in their own words. The preparer of this form is not acting as an attorney for the signer. The signer is encouraged to consult independent legal counsel regarding their rights or obligations.

### 1. Personal Information

- Full Name: \_\_\_\_\_
- Phone/Email: \_\_\_\_\_
- Role in Transaction (lender, borrower, buyer, etc.): \_\_\_\_\_

### 2. Transaction Background

1. What property was the subject of this transaction?
  - Address: \_\_\_\_\_
2. Who was the lender? \_\_\_\_\_  
Who was the borrower? \_\_\_\_\_
3. When did the transaction begin (approximate month/year)?  
\_\_\_\_\_
4. What were the loan terms (amount, interest rate, repayment schedule, length of loan)?  
\_\_\_\_\_
5. Was there a profit-sharing arrangement (e.g., 60/40 split)? ☐ Yes ☐ No  
If yes, describe the terms as you understood them: \_\_\_\_\_

### **3. Foreclosure Notice and Service**

6. Did you receive a **Notice of Foreclosure Sale**? ☐ Yes ☐ No
- Date notice received: \_\_\_\_\_
  - Scheduled sale date: \_\_\_\_\_
7. Was the notice provided at least **21 days before the sale**? ☐ Yes ☐ No ☐ Unsure
8. Do you know if the loan documents included a **waiver of notice of foreclosure**? ☐ Yes ☐ No ☐ Unsure
- If yes, explain: \_\_\_\_\_

### **4. Payoff and Attorney Fees**

9. Did you (or the borrower) attempt to pay off the note in full? ☐ Yes ☐ No
- If yes, what payoff amount was first quoted? \_\_\_\_\_
  - Was a different amount later demanded? ☐ Yes ☐ No
  - If yes, what amount was demanded? \_\_\_\_\_
10. Were attorney's fees or additional charges added? ☐ Yes ☐ No
- If yes, how much? \_\_\_\_\_

### **5. Property Closing Issues**

11. Were there any **delays or problems with the property closing** (for example, water meter issues or other title/utility issues)? ☐ Yes ☐ No
- If yes, describe and attach documentation: \_\_\_\_\_

### **6. Conduct of the Lender**

12. Did the lender make any statements to you that you believe were inappropriate or coercive (for example, calling you a "little girl," pressuring you to assign property to another buyer)? ☐ Yes ☐ No
- If yes, describe: \_\_\_\_\_

13. In your opinion, did the lender act fairly in handling the payoff and foreclosure? ☐ Yes  
☐ No

- Please explain: \_\_\_\_\_

### **7. Additional Information**

14. Were there other transactions between you and the lender before or after this property? ☐  
Yes ☐ No

- If yes, describe briefly: \_\_\_\_\_

15. Do you have copies of loan documents, foreclosure notices, payoff letters, or communications? ☐ Yes ☐ No

- If yes, please list or attach: \_\_\_\_\_

### **8. Declaration**

I declare that the above answers are my own, based on my personal knowledge, and are true and correct to the best of my ability.

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_