

The following is a sample hardship letter. Your circumstances will be different. Write in your own words your particular circumstances. Describe briefly and clearly why you cannot pay your mortgage.

11/9/2006

To Whom it Concerns.

I have loan #: ##### with your bank.

I am writing to explain my current financial situation. I separated from my husband 8 months ago and I simply cannot keep up with all the bills. My basic expenses are way more than I make. I have always been responsible, never been late, but unless my circumstances change I don't see how I am going to be able to make further payments.

I've cut back on everything but bare essentials, and I am really struggling. My house desperately needs maintenance: there is a leak in my daughter's bedroom, the paint outside is cracking and peeling, the back door won't close properly, and I can't afford to have the huge tree in front cut back. I am really worried it will come crashing down like the neighbor's.

I asked my husband for help, but his automotive repair business has been on a steady decline for over a year and he told me that he hasn't taken a paycheck in five months. He can't even make his regular child support payments to me. That with the real estate market on a major downward trend in our area, and so many houses for sale, there's no way my house will sell for the amount I owe, even though it is listed for sale and my agent is really making a strong effort.

I have no one to help me and I am in desperate need.

Thank you for your time and consideration.

XXXXXXXXXXXXXXXXXXXX