

November 21, 2014

MARY JEAN PARVIN
2 N AVENA AVE
LODI, CA 95240-2808

Account: 0706291234

Subject: **Second and final notice—please provide insurance information for**

2 N AVENA AVE
LODI, CA 95240

Dear MARY JEAN PARVIN:

This is your **second and final notice** that our records show that your hazard (or homeowners) insurance expired, and we do not have evidence that you have obtained new coverage. **Because hazard insurance is required on your property, we plan to buy insurance for your property.** You must pay us for any period during which the insurance we buy is in effect but you do not have insurance.

You should immediately provide us with your insurance information. You or your insurance agent can update your information online or send us a copy of your insurance policy or declaration page:

Online	Mail	Fax
1. Go to MyCoverageInfo.com 2. Reference PIN Number CM156 3. Update your insurance coverage using the information provided on your insurance policy	Mail your insurance documents with the enclosed cover sheet to: JPMORGAN CHASE BANK, N.A. ITS SUCCESSORS AND/OR ASSIGNS P.O. BOX 100564 FLORENCE, SC 29502-0564	Fax your insurance documents with the enclosed cover sheet to: 1-678-475-8799

The insurance we buy:

- **Will cost an estimated \$976.00 annually, which may be more expensive than insurance you can buy yourself.**
- **May not provide as much coverage as an insurance policy you buy yourself.**

Please review the important information included with this letter. If you have any questions, please call us at 1-877-530-8951 or 1-800-582-0542 for TTY services.

Sincerely,

Chase

Important Information Included: Benefits of Purchasing Your Own Insurance, Frequently Asked Questions, Property Insurance Requirements, Proof of Insurance Cover Sheet, Important Legal Information



Benefits of Purchasing Your Own Insurance

You are required to have hazard (or homeowners) insurance on your home and may purchase it from a provider of your choice. We strongly encourage you to purchase your own insurance for the following reasons:

Benefits of purchasing your own insurance
<p><u>COST</u> This is the best option for you!</p> <p>An insurance policy you purchase may be significantly less expensive than a lender-placed policy we buy for you.</p>
<p><u>COVERAGE</u> You can work with your agent to determine the appropriate amount of coverage you need.</p> <p>Typical coverage includes:</p> <ul style="list-style-type: none">• Structure• Furniture• Personal belongings• Liability• Additional living expenses if your home is damaged or destroyed
<p><u>EFFECTIVE DATE</u> The policy you purchase should be effective as of the date your previous policy ended to ensure that you have continuous coverage for your home.</p>
How to purchase your own insurance
<ul style="list-style-type: none">• Contact your insurance agent or company to renew or purchase a new policy. (See the enclosed Property Insurance Requirements.)• Or, call Answer Financial[®] Inc. at 1-877-530-8951. They may be able to help you comparison shop. (See the enclosed Frequently Asked Questions.)• Or, contact your state's FAIR Plan: California FAIR Plan P.O. Box 76924 Los Angeles, CA 90076 800-339-4099 www.cfpnet.com
How to pay for your insurance
<p>If you have an escrow account, just send us your insurance bill with the enclosed cover sheet.</p> <p>If you don't have an escrow account, you can continue to pay for your own insurance. Or, call us at 1-877-530-8951 to set up an escrow account, which will spread the cost of the insurance by including it with your monthly mortgage payments.</p> <p>If you don't know if you have an escrow account, please call us at 1-877-530-8951.</p>

Possible consequences if we must buy insurance for you (also called lender-placed insurance)
<p><u>COST</u> The annual premium amount will be \$976.00. This amount may be significantly higher than insurance you can purchase on your own.</p>
<p><u>COVERAGE</u> The coverage amount will be \$209,100. This only covers the structure of your home.</p> <p>It will not cover:</p> <ul style="list-style-type: none">• Furniture• Personal belongings• Liability• Additional living expenses if your home is damaged or destroyed <p>Lender-placed insurance is calculated based on the coverage amount of your previous hazard policy. If we don't know this amount, the insurance will be based on your unpaid principal balance.</p>
<p><u>EFFECTIVE DATE</u> The policy will be effective 09/17/2014.</p>
What to expect if we must buy insurance
<ul style="list-style-type: none">• We will buy a policy for you in the next 30 days.• The policy we buy will take effect on 09/17/2014, and remain in place until you provide us with proof of your own insurance.• If you purchase a policy that takes effect after 09/17/2014, we will charge you for the period of time you did not have coverage.
How we charge you for the insurance we buy
<p>If you have an escrow account, we will charge that account for the policy we buy.</p> <p>If you don't have an escrow account, we will set one up for you to pay for the insurance we buy. This will increase your monthly mortgage payment.</p> <p>If you don't know if you have an escrow account, please call us at 1-877-530-8951.</p>



Frequently Asked Questions

Why is insurance required for my property?

Under the terms of your mortgage documents, hazard (or homeowners) insurance is required until your mortgage is paid off. Insurance protects you in the event of damage to your home. It also covers our interest in the property as your mortgage company.

What kind of insurance coverage am I required to have for my home?

Please see the enclosed information about our Property Insurance Requirements so you can purchase an acceptable hazard insurance policy for your home.

What is lender-placed insurance?

Lender-placed insurance is an insurance policy we, as your mortgage servicer, buy for your home when your insurance has lapsed or when we don't have proof of acceptable coverage. You will be responsible for the cost of any lender-placed insurance policy we buy for your home. (We do not accept any limited insurance coverage that applies after your policy expiration/cancellation date.)

Please consider the following about lender-placed insurance:

- **COST:** May be significantly higher because the policy is issued automatically without evaluating the risk of insuring your home.
- **COVERAGE:** Offers limited coverage that only protects the structure of your home; it does not include furniture, personal belongings, liability, or additional living expenses if your home is damaged or destroyed.
- **EFFECTIVE DATE:** Remains in effect until you provide us with evidence of acceptable coverage. If we receive this evidence from you or your insurance agent, we will cancel the lender-placed policy and send you a refund for any unused portion of the premium.

What happens if I don't purchase insurance for my property?

If we don't have proof of your own insurance, we will buy a policy to cover your home. The cost of lender-placed insurance may be significantly higher than a policy you can purchase on your own. You have the right to purchase acceptable insurance from an insurance agent or company of your choice, and we strongly encourage you to do so.

How much coverage is included with lender-placed insurance?

The amount of insurance coverage we will buy for your home will only cover the structure of your home. This amount is based on the coverage of your previous hazard policy. If we don't know this amount, the insurance will be based on your unpaid principal balance. If you believe this coverage amount is not equal to the replacement cost value of your home, you should obtain a policy that meets your needs from a company you choose. Or, you can call us at 1-877-530-8951 to increase the amount of your lender-placed insurance.

How can I purchase insurance?

Contact your insurance agent or company and reference our enclosed Property Insurance Requirements to purchase an acceptable policy. Other options include:

- Answer Financial[®] Inc. is one of the nation's largest home and auto insurance agencies and can help you comparison shop for your own insurance. They may be able to offer you an insurance policy that provides broader coverage and/or costs less than the lender-placed policy we buy for you if we do not receive proof of adequate insurance. For a no-obligation quote, please call 1-877-530-8951.



Property Insurance Requirements

Please provide this summary of our insurance requirements to your insurance agent. We require all customers to meet the following minimum hazard insurance requirements:

Single Family Residential Dwellings, Condominiums and Townhouses (1 to 4 units)	Multi-Unit Dwellings, Master Association Policies, Commercial Buildings and Course of Construction Properties (5 or more units)
Your hazard insurance coverage must be at minimum a one (1) year fire and extended coverage policy in an amount equal to the replacement value of the improvements. Wind/hail must be covered perils.	Your homeowners association must have a master hazard insurance policy on your building for a minimum of one (1) year and provide fire and extended coverage in an amount equal to the replacement value of the building improvements. Wind/hail must be covered perils.
The dwelling deductible may not exceed 5% of the face amount of the insurance policy, unless otherwise required by applicable law.	The deductible may not exceed 5% of the face amount of the insurance policy, unless otherwise required by applicable law.
Each property insurance policy must be written through a company having a current Best's Key Rating Guide rating of "A" in Class II, "B" in Class III, or better. Carriers rated by Demotech, Inc. must have an "A" or better rating in <i>Demotech's Hazard Insurance Financial Stability Ratings</i> .	Each property insurance policy must be written through a company having a current Best's Key Rating Guide rating of at least "A" in Class V. Carriers rated by Demotech, Inc. must have an "A" or better rating in <i>Demotech's Hazard Insurance Financial Stability Ratings</i> .
The insurer must be licensed or authorized by law to do business in the state where the property is located.	The insurer must be licensed or authorized by law to do business in the state where the property is located.
Policies from a FAIR Plan Association and other government-endorsed programs are acceptable.	Policies from a FAIR Plan Association and other government-endorsed programs are acceptable. Policies for Multi-Unit Dwellings and Commercial Buildings must contain coverage equal to or broader than Fire and Extended Coverage with Vandalism and Malicious Mischief.

Chase reserves the right to modify any of these insurance requirements upon notice to you.

A Mortgagee Clause/Lender's Loss Payable Endorsement must be included with your insurance policy and must provide that the insurance company notify the lender/servicer at least ten (10) days prior to the cancellation of insurance. The mortgagee clause should read as follows:

JPMORGAN CHASE BANK, N.A.
ITS SUCCESSORS AND/OR ASSIGNS
P.O. BOX 100564
FLORENCE, SC 29502-0564

If we do not receive verification of coverage meeting the above requirements, we will be required to buy an annual lender-placed hazard insurance policy/certificate for you.

If you or your insurance agent has questions, please feel free to call us at 1-877-530-8951.



Proof of Insurance Cover Sheet

Name(s): MARY JEAN PARVIN

Account Number: 0706291234

Property Address: 2 N AVENA AVE
LODI, CA 95240

You or your insurance agent can send us a copy of your insurance policy or declaration page with this cover sheet using one of the following methods:

Mail	Fax
JPMORGAN CHASE BANK, N.A. ITS SUCCESSORS AND/OR ASSIGNS P.O. BOX 100564 FLORENCE, SC 29502-0564	1-678-475-8799

If you have any questions, please call us anytime at 1-877-530-8951 or 1-800-582-0542 for TTY services.



Important Legal Information

IMPORTANT BANKRUPTCY INFORMATION

If you are represented by an attorney, please refer this letter to your attorney and provide us with the attorney's name, address, and telephone number.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation.

IMPORTANT FORECLOSURE INFORMATION

If your account is in foreclosure or foreclosure was previously completed on your account, this notice does not in any way change that, nor does it affect the status of the active or completed foreclosure.