Sent: esday, January 2, 2024 12:49 PM

Unfair Equity Loan practices involving FHA Standing Partial Claims Subject: Fwd: Fw: TD Bank

I received this unsolicited email communication from a TD Bank loan applicant yesterday. Please pass along to the appropriate person at the Bank for their review. Also please advise as the most appropriate response by me to this email, if any. Many thanks and Happy New Year. ------ Forwarded message -------

From

ded no. Date: Mon, Jan 1, 202 Subject: Fw: TD Bank

- Unfair Equity Loan practices involving FHA Standing Partial Claims

Good afternoon and Happy New Year

First, I would like to apologize for contacting you at this email address.

I am a Washington, DC resident and applied for an analysis and I do not believe by loan application is being looked at objectively. After responding to the Conditional Approval questions / statements, I was told that the approval of the equity loan would put TD Bank in a third position because the first mortgage has a Partial Claim representing covid related missed payments moved to the rear of the mortgage. In the previous email, I inserted a page from the mortgage documents showing this is a single mortgage with two parts. The mortgage service control claim control claim control to the equity loan anount at maturity, refinance, or sale and returns the missed payment amount which has already been paid to the transmitter of the mortgage. There is no second payment and the there are no second payment is the mortgage be willing to stand behind an FHA mortgage? There is no second mortgage or second position.

Board Member and I took my Wife and I two years to prepare to apply for this loan after covid. We have qualified on our merits. I will honestly tell YOU that We have come full circle with our home. It was 30 years ago when my Wife and I suffered at the hands of the stepped in, we were able to purchase this home. B.F. Saul and Chevy Chase Bank were rediining in this upper northwest community. In the past 30 years since buying the house we have not received a single fair mortgage or refinance transaction. Not a single break. Always paying additional points and fees unnecessarily, despite having decent credit, good jobs, and great salaries. Luckily the value is about one million dollars with the upgrades. I really don't think the banks realize that the upper northwest area of Washington, Mare where many of the Supervisors and Managers for the DC Government and Federal Government live. The grew up six blocks from me and a retired DC Police Chief lives three blocks from us and lives next door to my Wife's Father at the Riggs Rd address in one of the Approval Conditions. It's a mystery to me why there is no branch of TD Bank in my community.

Please have someone take an objective look at our HELOC application. I look forward to more branches of TD Bank in our neighborhood.

I have not copied anyone on this email.

Thank you for your time, Board Member and Happy New Year.

Respectfully,



Response Type: Verbal Response Type Detail: Phone Conversation Resolution Date/Time: 1/3/2024 Resolution Entered By: Resolution Details: GM

spoke with the Customer on 1/3/24. Details below.

I spoke to the customer regarding our inability to provide them a loan due to the existing liens on the collateral property which they did not want to payoff. The customer understood our position but did not agree with it. They stated that they did not believe that it was the intent of the CARES ACT to prevent people from accessing the equity in their homes. The customer thanked me for contacting them and said that in all likelihood they we going to pursue this with HUD (they hold the 2nd lien) and possibly with other regulatory bodies. **Case Details**

Page 1

24-002

| Report Title:Case DetailsRun Date and Time:2024-01-11 14:42:43 Eastern Standard TimeRun by:Image: Image: | | | response. Please | | Note - Thank you for your e provide a copy of the hold the copy of the deposited | |
|--|-------------|-------------------------------|---------------------------------|---------------------------------|--|--|
| | | | | | | |
| Case | | | | | | |
| Number: | | | Bank Case S | tatus: | Active | |
| Bank/Institution: | | TD Bank, National Association | Bank Case Type: | | Complaint | |
| Bank Assignee: | | | | | | |
| US Fraud Ops | | | | | | |
| Bank Note: | | | | | | |
| Date Information | | | | | | |
| Origination Date: | | 2023-08-28 11:01:11 | Extension Re | equest Date: | | |
| Sent to Bank: | | 2023-08-29 11:22:49 | Recontact Da | ate: | 2024-01-11 11:58:47 | |
| Due date: | | 2024-01-26 23:59:59 | Recontact Co | ounter: | 1 | |
| Days in Bank Inbox: | | 9 Days 5 Hours 35 Minutes | | | | |
| Consumer Information | | | | | | |
| Consumer First name: | | | Consumer St | treet: | | |
| Consumer Middle name | e: | | Consumer Ci | | | |
| Consumer Last name: | | | Consumer Zi | p / Postal code: | | |
| Consumer Mobile phon | e: | | Consumer State / Province: | | | |
| Consumer Email: | | | Consumer Country: | | United States of America | |
| Consumer Internationa | Address: | | | | | |
| Representative Informa | ition | | | | | |
| Source Interaction Rep First Name: | resentative | | Source Intera Relationship: | action Type of | Not Applicable (Skip this section) | |
| Source Interaction Rep | resentative | | | action Authorization: | | |
| Viddle Name: | | | | action Representative | | |
| Source Interaction Representative | | | Street: | | | |
| Last Name: | | | Source Intera | action Representative | | |
| Source Interaction Rep | resentative | | City: | | | |
| Email: | | | | action Representative Zip | | |
| Source Interaction Rep Phone: | resentative | | / Postal code | | | |
| none. | | | Source Intera State or Terri | action Representative itorv: | | |
| | | | | ···· | | |
| | | | Source Intera | action Representative | United States of America | |

Source Interaction Representative International Address:

Additional Information

Source Interaction Type of Account: Source Interaction Attempted

Resolution:

Source Interaction Date Resolution Attempted: Source Interaction Attempted

Appraisal Complaint

Resolution Method:

Source Interaction Business Name (if Applicable):

Source Interaction Who are you? Please select the appropriate value.:

Source Interaction Please specify other consumer:

Source Interaction Who are you complaining about?:

Source Interaction Please specify other complaint target:

Source Interaction What is the nature of your complaint?:

Source Interaction Please specify

other complaint category:

Complaint Details

Source Interaction Complaint Information:

Hold on IRS check- no notice for reason of hold

| Entity Name | | |
|---------------------------------------|---------|---|
| Source Interaction Institution Name: | TD Bank | Source Interaction Institution Street: |
| Source Interaction Institution Phone: | | Source Interaction Institution City: |
| Source Interaction Contact Name: | | Source Interaction Institution State or |
| Source Interaction Contact Title: | | Territory: |
| | | Source Interaction Institution Zip / |
| | | Postal code: |

| Resolution | |
|----------------------|--------|
| Compensation Amount: | \$0.00 |
| ubmission notes: | |

Source Interaction Institution Response: Source Interaction Institution Response Date: Source Interaction Institution Response Method:

Source Interaction Are you employed by the subject of your complaint?:

Source Interaction Type of Property:

Source Interaction Address of the

Property Involved:

Source Interaction Attempted Resolution:

Source Interaction Attempted

Resolution Contact:

Source Interaction Attempted

Resolution Company or Agency:

Bank Correspondence

| Related List Title: | Attachment (CAMP) List | | | | | | | |
|---------------------|---|-------------------|---------------------|----------------|------|--|--|--|
| Table name: | u_attachment_meta | u_attachment_meta | | | | | | |
| Query Condition: | AND Type in (Bank Correspondence, Consumer Correspondence, Consumer Referral, Email Consumer) | | | | | | | |
| Sort Order: | None | | | | | | | |
| | | | | 2 Attachment (| CAMP | | | |
| Туре | File name | Number | Updated | Updated by | | | | |
| Consumer Referral | Complaint- | - | 2023-08-29 11:21:11 | | | | | |

2023-09-12 14:12:52

2024-01-11 11:58:48 Additional comments

TD Bank.pdf

Response.pdf

You have the option of responding directly to Customer Assistance Group (CAG), or to the consumer with a copy to CAG. We ask that you only provide information through the online application CAMP. Do not email individual specialists. CAG does not provide a copy of correspondence directed only to CAG to the consumer in the ordinary course of processing a complaint. However, please be advised, the consumer may obtain any correspondence sent by the bank to CAG using CAMP or any other method, even if it is addressed only to CAG, through a Privacy Act Request. Questions about opening or attaching files, requests to return a case to the bank, or general consumer complaint related questions can be sent to CAMPSupport@occ.treas.gov.

In reviewing your response to this case, we find we need additional information in order to complete our evaluation. Please provide us with the following information within 10 business days of receipt of this notice. Upon receipt we will continue our review of this matter.

Thank you for your response. Please provide a copy of the hold notice as well as the copy of the deposited item.

8/25/23 3:30 PM

Online Complaint Summary

Page 1 of 1

| Board: | Financial Institutions |
|---|------------------------|
| Complainant Information | |
| First Name: | |
| Last Name: | |
| Address: | |
| City: | |
| State: | |
| Zip Code (99999 or 99999-9999): | |
| Home Phone: | |
| Email Address: | |
| What is the best way to contact you? | Phone |
| When is the best time to contact you? | Afternoon |
| Subject and Respondent of DFI Complaint | |
| State Licensed Financial Institution: | |
| Address: | |
| City: | |

State:

Country:

Zip (99999 or 99999-9999):

Company Phone (999) 999-9999:

DESCRIBE EVENTS IN THE ORDER IN WHICH THEY OCCURRED, INCLUDING ANY NAMES, PHONE NUMBERS, AND A FULL DESCRIPTION OF THE PROBLEM WITH THE AMOUNT(S) AND DATE(S) OF ANY TRANSACTION(S). YOU SHOULD ALSO INCLUDE ANY RESPONSE FROM THE STATE FINANCIAL INSTITUTION. BE AS BRIEF AND COMPLETE AS POSSIBLE TO MAKE THE EXPLANATION CLEAR (4000 MAXIMUM CHARACTERS).

S





I deposited my United States IRS refund check on August 22nd, 2023 at 9:19AM and amount they placed on hold the check till Sept 1st, just because they can. I find this completely unfair.. I have spoken to many supervisors for any assistance in the matter since I'm a low income mother with a disabled child and as I expressed to them that I had to make an amended tax return due to an error I made filing and which it to over 8 months for IRS to review and process. I understand that there is fraud committed and banks need to take measures but never heard of an United States Treasury check being hold for this long time. Prior covid I worked as a real estate agent and deposited larger check from private companies and they never to as long and further more I always received a mail letter explain reason for hold but never did for this check.





This letter serves as a response to your inquiry from The Office of the Comptroller of the Currency (OCC) dated 08/29/2023. I would like to take this opportunity to let you know that TD Bank remains committed to maintaining a high level of Customer satisfaction and that our representatives are trained to provide legendary service to our customers.

Please accept our sincere apologies for the inconvenience you may have experienced in respect to the check hold. Your accounts are continuously monitored for suspicious activity and while we understand having your access restricted can be frustrating, please understand this is done for your protection.

After review we see the check has already been released.

We apologize for any inconvenience you may have experienced. If you have any questions, please contact our Customer Cares Team at Monday through Friday from 8am-4pm.

Sincerely,

Customer Cares US Fraud Management



01/24/2024

Office of the Comptroller of the Currency Customer Assistance Group



To Whom It May Concern,

This letter serves as a response to your inquiry from The Office of the Comptroller of the Currency (OCC) dated 01/11/2024. I would like to take this opportunity to let you know that TD Bank remains committed to maintaining a high level of Customer satisfaction and that our representatives are trained to provide legendary service to our customers.

After review we see the check has already been released. However, you requested a copy of the hold notice referenced.

Check Deposit made on 8/22/23 Agent Reviewed/Hold placed on 8/23/23 Letter Attached (Mailed Next business date 8/24/23)

Please see below for the copy of the item in question.

Sincerely,

Customer Cares US Fraud Management 24-002



August 23, 2023

| 1 | |
|---|--|
| 1 | |
| 0 | |
| | |
| | |

Notice of Hold / Delayed Availability

FOR ACCOUNT NUMBER ENDING IN: DATE OF DEPOSIT: 08/22/2023 HOLD AMOUNT:

At TD Bank we are committed to protecting your accounts. We are writing to let you know we have delayed availability of funds from your deposit as account information indicates that the check may not be paid.

Although we try our best to make sure your funds are available as soon as possible, sometimes we need to place a hold on a deposit(s). Rest assured, your funds will be available no later than seven business days after the date of deposit, unless we are notified of a returned check.

If a hold was placed on your deposit and your check is paid, you may be eligible for a refund of any overdraft fees incurred as a result of the hold. To determine if you are eligible for a refund of any overdraft fees incurred, please contact your local TD Bank.

We are here for you.

If you have any questions, please call us anytime at

Sincerely,

TD Bank

| From: | |
|--------------|--------------------------------------|
| То: | |
| Cc: | |
| Subject: FW: | TD branch closing |
| Date: Wed | nesday, January 31, 2024 11:52:53 AM |

Internal

-----Original Message-----

From: Sent: Wednesday, January 31, 2024 11:38 AM To:

Subject: TD branch closing

Hello. My name is **a customer** and I am a customer of TD Bank. I have been since TD took over the former Commerce Bank building on Route 42 in Turnersville, NJ. where I was also a customer.

We have been informed that this branch is closing. This is a huge mistake on your part. By closing this branch there will be NO TD Bank branches on Route 42 which is a major highway and a heavily travelled route that connects Philadelphia to South Jersey and the South Jersey beaches. You closed the branch at Route 42 and Cross-Keys Rd a few years ago.

The bank manager and every employee in this branch has been an asset to your company. They are collectively knowledgeable, friendly, and the most helpful staff of folks I've encountered in any business.

The branch itself is easy to access, the parking lot is spacious, and there are a sufficient number of drive-thru lanes to accommodate.

I can't say the same for the branch at Hurffville-Cross Keys and Ganttown Roads which is where you are now forcing me to go. The parking lot there is a nightmare being small and close. The two drive-thru lanes are always crowded and as slow as molasses.

I am not happy with your choice of branch closure. Since there is another branch on Egg Harbor Rd a few miles further it would have made more sense to keep the Route 42 branch and that one at Egg Harbor to service customers across the entire Washington Township instead of omitting all of the residents east of Route 42. I am seriously considering changing my bank entirely to another company.

Sent from my iPhone

| From: | |
|----------|-------------------------------------|
| То: | |
| Subject: | TD branch closing |
| Date: | Monday, February 5, 2024 4:32:18 PM |
| | |

Dear

Thank you for your recent communication regarding the consolidation of our Store located at Ganttown. We appreciate the time you've taken to express concern with our decision to close this location. At TD Bank, we strive to consistently deliver legendary Customer experiences. In this instance, we fell short of your expectations. We know that these types of changes are never easy, but want to reassure you that the team of banking professionals at your new bank location is committed to delivering the same legendary Customer experiences that you have come to expect from TD Bank.

We truly value your relationship and have some convenient alternatives for you to consider, enabling you to bank at your convenience:

- Our new and improved Online Banking Site (TD Bank.com)
- Enhanced mobile banking and remote deposit capture services
- Our friendly Contact Center Team available 24 hours/day 7 days/week
- And, a vast network of ATMs

While electronic banking services can't replace familiar, smiling faces, we believe these options can complement your personal visits to TD Bank and would be happy to discuss them further at your convenience.

We want to make this transition as easy as possible for you. If you have any questions, please don't hesitate to call us at the second second

Sincerely,



TD Bank, America's Most Convenient Bank

Please consider the environment before printing this email.

Internal



| Operating metrics and additional client information | ı | | | | |
|---|-----------|----------------------|-----------------------------------|---|--|
| Operating metrics | | | | | |
| Immediate acknowledgement/welcomed | ✓ Yes | No | | | |
| Previous touchpoints used | | | | | |
| None | ✓ Yes | No | | | |
| Previous calls | Yes | ✓ No | | | |
| Previous branch visit / interaction | Yes | ✓ No | | | |
| Website | Yes | ✓ No | | | |
| Mobile app | Yes | ✓ No | | | |
| Online banking | Yes | ✓ No | | | |
| Other: specify | Yes | ✓ No | | | |
| Additional information | | | | | |
| Recent store interaction | ✓ In pers | son inside the store | In person at the drive-up service | I did not have an interaction with a store representative | |
| Privacy opt-ins | | | | | |
| Privacy opt-in | ✔ Yes | No | | | |

24-004

| From: | |
|----------|------------------------------------|
| То: | |
| Subject: | TD Bank Survey Concerns |
| Date: | Tuesday, March 5, 2024 12:45:06 PM |
| | |

Dear

Thank you for your recent communication regarding the consolidation of our Store located at North Adams. We appreciate the time you've taken to express concern with our decision to close this location. At TD Bank, we strive to consistently deliver legendary Customer experiences. In this instance, we fell short of your expectations. We know that these types of changes are never easy, but want to reassure you that the team of banking professionals at your new bank location is committed to delivering the same legendary Customer experiences that you have come to expect from TD Bank. We truly value your relationship and have some convenient alternatives for you to consider, enabling you to bank at your convenience:

- Our new and improved Online Banking Site (TD Bank.com)
- Enhanced mobile banking and remote deposit capture services
- Our friendly Contact Center Team available 24 hours/day 7 days/week

- And, a vast network of ATMs While electronic banking services can't replace familiar, smiling faces, we believe these options can complement your personal visits to TD Bank and would be happy to discuss them further at your convenience. We want to make this transition as easy as possible for you. If you have any questions, please don't hesitate to call us at **a service service**.

Sincerely,



Internal

| C TDB: Customer Follow-up Request: Low score - goes to next state in 28 hours | | | | | | | |
|---|--|---|--------------|---------------------------------|---------------|---|------------------------------|
| | | | | | | | March 5, 2024 at 6:12 PM EST |
| | | Respond V | Assign to me | Assign Alert Clo | ose Alert | Add Note | |
| | Profile | | | | | | |
| | Alert Type | TDB: Customer Follow-up Request: Low | score | Response Date | | 03/05/2024, 06:12 PM | |
| | Alert Reopened | No | | Creation Date | | 03/05/2024, 02:10 PM | |
| | Survey Program | TDB Store | | Transaction entry date | | 03/04/2024 | |
| | Sub Program | TDB Teller | | TDB Customer | type | Consumer | |
| | Survey Type | Digital - BAU | | Customer full n | name | | |
| | Team/Unit | | | Email name | | | |
| | Employee ID TDB: Region | Greater Maine | | Customer phon Customer email | | | |
| | Regional Operations Officer | | | Survey Languag | | English | |
| | Market | Northern New England | | Survey Status | 5- | COMPLETED | |
| | Retail Market President | | | Included in LEI | Score | Yes | |
| | Metro Market | Metro New England | | | | | |
| | Shop/BM Start Date | 12/01/2010 | | | | | |
| | Survey ID | | | | | | |
| | Alert Created: TDB: C 03/05/2024, 6:12:23 P | ew M EST - System Generated Customer Follow-up Request: Low score PM EST - System Generated | | | | | |
| | Reason for Scores | 图 Losing me as a customer you closed the Camden Maine location. and transferring my banking from TD ban | | ay and my schedule | e to drive to | Rockland to do my banking. 🗐 I am looki | ng into opening an |
| | Key Metrics and Attrib | outes (CLF Team) | | | | | |
| | LEI Score Breakdown | | | | | | |
| | Exceptional Experience | | • | | | 1 | |
| | Increase Business | | - | | | 1 | |
| | Attributes | | | | | | |
| | Understood your needs | | | | | 1 | |
| | Communicated Clearly | | | | | 1 | |
| | Was knowledgeable | | | | | 1 | |
| | Went beyond your initial need | | | | | 1 | |
| | Ease to complete request | | | | | 1 | |
| | | | | | | <u>1</u> | |
| | | | | | | | |

| Operating metrics and additional client information | ı | | | | |
|---|------------------------------|------|-----------------------------------|---|--|
| Operating metrics | | | | | |
| Immediate acknowledgement/welcomed | ✓ Yes | No | | | |
| Previous touchpoints used | | | | | |
| None | ✓ Yes | No | | | |
| Previous calls | Yes | ✓ No | | | |
| Previous branch visit / interaction | Yes | ✓ No | | | |
| Website | Yes | ✓ No | | | |
| Mobile app | Yes | ✓ No | | | |
| Online banking | Yes | ✓ No | | | |
| Other: specify | Yes | ✓ No | | | |
| Additional information | | | | | |
| Recent store interaction | ✓ In person inside the store | | In person at the drive-up service | I did not have an interaction with a store representative | |
| Privacy opt-ins | | | | | |
| Privacy opt-in | ✓ Yes | No | | | |



03/06/2024



Dear

Thank you for your recent communication regarding the consolidation of our Store located at Camden. We appreciate the time you've taken to express concern with our decision to close this location. At TD Bank, we strive to consistently deliver legendary Customer experiences. In this instance, we fell short of your expectations.

We know that these types of changes are never easy but want to reassure you that the team of banking professionals at your new bank location is committed to the same legendary Customer experiences and choices that you have come to expect from TD Bank.

We truly value your relationship and have some convenient alternatives for you to consider:

- Our new and improved Online Banking Site (TD Bank.com)
- Enhanced mobile banking and remote deposit capture services
- Our friendly Contact Center Team available 24/7

While electronic banking services can't replace familiar, smiling faces, we believe these options can complement your personal visits to TD Bank. We'd be happy to discuss them further at your convenience.

The local team is ready and here for you! Please feel free to reach out so that we can personalize solutions regarding your banking needs at **sector**.

Sincerely,

Rockland TD Bank, America's Most Convenient Bank ®

24-005

| From: | | |
|--------------|------------------------------------|----------|
| То: | | |
| Subject: | Re: | SLA 3/11 |
| Date: | Thursday, March 7, 2024 2:05:13 PM | <u>.</u> |
| Attachments: | image001.png | |

Good Afternoon,

I just connected with **a second second** he thanked me for calling. He said the reason for his frustration is he enjoyed coming to the bank . It was easy access said the people in Camden were his friends. I educated him that we can sit down on Thursday work together and come up with a plan, so he doesn't have to visit the bank as often I gave him my cell phone number, so he'll always be connected.

<u>Thank</u> you,

Get Outlook for iOS