



JPMorgan Chase Bank, NA  
Attn: TX1-0013  
P.O. Box 9110  
Coppell, TX 75019-9110

## Insurance Expiration Notice

Date: 6/15/2024

**SECOND NOTICE: Action Required** | Please update your proof of insurance  
**Loan Number :** 100018625  
**Location of Property :** 336 EAST 56TH ST, NEW YORK, NY, 100220000

Dear CHARLES HENRY PROPERTIES LLC,

We need your help. We have asked for proof of adequate insurance coverage for the above referenced property, but have not received it. The insurance we have on file has expired or been cancelled and we need the renewal documents.

Coverage	Policy Number	Expiration Date
Business Interruption / Loss of Rents	WPP181732304	4/26/2024
Property/Hazard	WPP181732304	4/26/2024

Your loan requires that you have continuous and adequate insurance coverage for the property at all times. We further require that you maintain coverage at full insurable value on a replacement cost basis—and provide us proof of insurance each time it renews or is changed.

To best serve you, we have contacted your agent directly to obtain the insurance renewal documents but have not received them. Below is the contact information we have on file for your agent(s). If any of it is incorrect, please call us today at **866-412-4452** so we can update our records.

LUSTGARTEN ASSOCIATES INC, 375 5TH AVENUE 3RD FLOOR, NEW YORK NEW YORK 10016, 2126832440, 2124477265, admin@lustgarten-insurance.com

### Next steps

Please send updated proof of insurance, as soon as possible. Your insurance proof should be in the form of:

- An ACORD 28—Evidence of Commercial Property Insurance
- An ACORD 25—Certificate of Liability Insurance

If we do not receive compliant insurance, we may obtain insurance coverage to protect our interests, at your cost. It is important to note that the insurance coverage we will purchase may:

- Cost you significantly more than insurance you can purchase on your own
- Not protect your interest in the property
- Provide less coverage than insurance you can purchase on your own

In addition, the amount of insurance we purchase will only cover our interest in the property. Failure to provide proof of adequate insurance is a breach of your loan terms. We reserve any and all rights under your loan documents.

### IMPORTANT BANKRUPTCY INFORMATION

If you or your account is subject to pending bankruptcy proceedings, or if you received a bankruptcy discharge, this notice is for informational purposes only and is not an attempt to collect a debt.



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**We are here to help**

If you have already sent proof of adequate insurance, disregard this notice. If you have questions or concerns, please call us at **1-866-412-4452**. Our Insurance Servicing Team is available Monday through Friday 8:30 a.m. - 7:00 p.m. ET.

Thank you for your business.

Sincerely,

JPMorgan Chase Bank, N.A.

Please send a copy of your insurance policy or declaration page to one of the following:

Mailing Address	*Email	Fax
JPMorgan Chase Bank, N.A. Attn: TX1-0013 P.O. Box 9110 Coppell, TX 75019-9110	<a href="mailto:gm.records.management@chase.com">gm.records.management@chase.com</a>  <b>*NOTE:</b> Email is unmonitored box for document submission only. Inbound communications will not be read.	1-866-271-7330

The proof of insurance should include:

- Loan number(s)
- Agent contact information including fax, email, and phone number
- Policy number
- Property address
- Coverage for the full insurable value on a replacement cost basis
- The policy coverage dates
- Borrowing entity name listed as named insured
- Mortgagee / Loss Payee / Additional Insured clause that lists us exactly as follows:  
**JPMorgan Chase Bank N.A and its successors and assigns**  
**Attn: TX1-0013**  
**PO Box 9110**  
**Coppell TX 75019-9110**

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