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CHARLES HENRY PROPERTIES LLC
534 WEST 42ND ST APT 8
NEW YORK, NY 10036

07/19/24

DEFAULT NOTICE | ACTION REQUIRED

Loan number: 100018625
Borrower: CHARLES HENRY PROPERTIES LLC
Property: 336 EAST 56TH ST NEW YORK NY 100220000

Dear CHARLES HENRY PROPERTIES LLC,

We are writing to notify you of the following important information:

Loan is in default

Your loan is in default for nonpayment of amounts due. As of 07/19/2024, the total amount past due is **\$17,720.60**. The past-due amount is detailed below.

Payments (07/01/2024):	\$17,292.69
Costs and fees:	\$25.00
Late charges:	\$402.91
Less unapplied funds:	\$0.00
Total Amount Past Due as of 07/19/2024:	\$17,720.60

Your next loan payment in the amount of \$17,996.83 will become due and payable on 08/01/2024.

Your next Late Charge will be assessed on 08/16/2024. You are also responsible for paying any other amounts that become due after the date of this letter which may include late charges, taxes, insurance, inspection fees, and other fees and charges, as permitted by your loan documents and applicable law. Please contact us to verify the total amount due before sending your payment.

Except as required by law, we are not required to accept less than the full amount owed. If we receive less than the full amount owed, we may accept and apply the payment, hold the payment as unapplied funds, or return the payment to you. Acceptance of less than the full amount owed shall be without waiving any default, our right to accelerate your loan and assess default interest, and, as applicable, a prepayment premium, or to begin foreclosure and legal proceedings.





Action required to cure the default.

You must pay the total amount past due of **\$17,720.60** (plus any other amounts that become due after the date of this letter) by **08/19/2024** in order to cure this default. Satisfactory proof that all property taxes and insurance policies are paid current may also be required.

Consequences if you don't cure the default on or before 08/19/2024.

If you don't cure the default on or before **08/19/2024** serious consequences may result, including, without limitation, the following:

- We may require payment of your loan balance in full (accelerate the maturity of your loan by declaring all sums secured by the mortgage or deed of trust immediately due and payable).
- We may begin foreclosure and legal proceedings which may result in the appointment of a receiver to take control of your property and collect the rents and/or conduct a sale of your property. If this happens, we may be entitled to collect expenses incurred in pursuing the remedies provided in your loan documents including, foreclosure/attorney fees, and other expenses permitted by your loan documents or applicable law.
- We may enter and inspect your property as provided by your loan documents whether or not the default is cured. Any costs incurred by us may be added to the amount you now owe if permitted by your loan documents or applicable law.

The laws of certain states may allow you to reinstate the loan by curing all defaults by a specified time period without having to pay the entire indebtedness of the loan. You may wish to consult an attorney regarding the laws that are applicable to your property and your loan.

By reason of the default and pursuant to the loan documents, your license to collect the rents generated by your property has been and is hereby revoked. This means that you are required to forthwith turn over to us all rents, issues and profits of the property, that you provide us with copies of the current rent rolls and operating statements generated for the property, and that you provide us with copies of the rental agreements and/or leases affecting the property.

This default notice is not intended to be a complete statement of all defaults that may have occurred or be continuing. Nothing contained in this default notice or by reason of our action or inaction constitutes a waiver or modification of any of our rights and remedies under your loan documents or applicable law. This default notice applies whether we are servicing your loan for our account or for a third party.

If you have any questions regarding this default notice, please call us immediately at (866) 406-7980.

Sincerely,

Chase
Commercial Term Lending
Customer Care



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MAKING YOUR PAYMENT

Regular Mail—Your loan statement will include a pre-addressed payment coupon and a return envelope for your convenience. Please write your loan number on your check. The address for regular mail is:

Chase Commercial Term Lending
P.O. Box 650528
Dallas, TX 75265-0528

Overnight Delivery—If you use an express delivery service, please include your payment coupon and write your loan number on your check. The address for overnight mail is:

CHASE COMMERCIAL TERM LENDING
#650528 TX1-0028
14800 Frye Rd
Ft. Worth, TX 76155-2732
(817) 399-5197

Wiring Instructions—Wires should be sent with the following information:
JPMORGAN Chase Bank, N.A.
ABA: 021000021
Account No: 983646035
ATTN: CTL Servicing
RE: (Always reference your 9-digit loan number and the name on the loan)

Pay Connexion—Call to make an automated payment:
(866) 406-7980
Monday through Friday 8 a.m. - 7 p.m. CT

Branch/Financial Center—If you make your payment at a local Chase financial center, please provide your payment coupon, this letter or your loan number.

CONTACT INFORMATION

Customer Care

Regular Mail:

Chase Commercial Term Lending
P.O. Box 650528
Dallas, TX 75265-0528

Toll-free:

(877) 344-3080

Monday through Friday, 8am to 7pm CT

Fax:

(866) 494-1697

Email:

gm.ctl.customer.care@chase.com

Loan Resolution

Toll-free:

(866) 406-7980

Monday through Friday, 8am to 7pm CT

Fax:

(866) 494-2609

Email:

gm.loan.resolution.collections@jpmchase.com

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.

NOTICE FOR SERVICEMEMBERS

The following persons may be entitled to certain legal rights and Protections, including Protection from foreclosure, pursuant to the Servicemembers Civil Relief Act, as amended, and possibly other similar state statutes:

- Any individual borrower, guarantor, collateral pledgor or property owner who is, or recently was, a Servicemember on active duty;

- Any business entity, if a Servicemember who is, or recently was, on active duty, is personally liable to Chase in a written agreement for its obligations.

Eligible service may include the following:

- Active Duty with the Army, Navy, Air Force, Marine Corps, or Coast Guard;
- Active Duty with the National Guard;
- Active Duty as a commissioned officer of the National Oceanic and Atmospheric Administration;
- Active Duty as a commissioned officer of the Public Health Service;
- Service with the forces of a nation with which the United States is allied in the prosecution of a war or military action; or
- Service with the National Guard or a state militia under a state call to duty.

Eligible service also includes any period during which a Servicemember is absent from duty on account of sickness, wounds, leave, or other lawful cause.

If you or any of the persons described above is such a Servicemember, you should contact Chase at (877) 344-3080, Monday through Friday, 8am to 7pm CT.



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