

## FW: 336 East 56th Street / Title No. FN-12710

John Hogan, Esq.

Wed 12/14/2016 11:56 AM

To: Stephen Chou, Esq. <SChou@hmlaw.com>;

No need to pick up the insurance premium.

John P. Hogan, Esq.  
Lynch & Associates  
462 Seventh Avenue  
12th Floor  
New York, New York 10018  
phone 631 547 1000  
fax 631 547 1001  
email [jhogan@hmlaw.com](mailto:jhogan@hmlaw.com)

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**From:** Nickel, Christian J [mailto:[christian.nickel@chase.com](mailto:christian.nickel@chase.com)]

**Sent:** Wednesday, December 14, 2016 11:40 AM

**To:** John Hogan, Esq.

**Cc:** Gonzalez-Gamboa, Rene F

**Subject:** RE: 336 East 56th Street / Title No. FN-12710

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Confirmed, insurance premium is paid in full.

Thank You

**Christian Nickel** | Client Processing Specialist | Wholesale Lending Services | Commercial Term Lending | **Chase** | 14800 Frye Road, Fort Worth, Texas 76155 | T: 817-399-4837 | F: 469 375 6993 | [christian.nickel@chase.com](mailto:christian.nickel@chase.com)

**Alternate contact: Jared Morris** | T: 817 399 4877 | F: 469 828 7908 | [jared.d.morris@chase.com](mailto:jared.d.morris@chase.com)

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**From:** John Hogan, Esq. [<mailto:jHogan@hmlaw.com>]

**Sent:** Wednesday, December 14, 2016 10:28 AM

**To:** Nickel, Christian J

**Subject:** FW: 336 East 56th Street / Title No. FN-12710

Christian,

Please see attached and confirm we need not have insurance paid tomorrow.

John P. Hogan, Esq.  
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**From:** [csimon@fairlane.biz](mailto:csimon@fairlane.biz) [mailto:[csimon@fairlane.biz](mailto:csimon@fairlane.biz)]

**Sent:** Wednesday, December 14, 2016 11:24 AM

**To:** Darryl Vernon; John Hogan, Esq.

**Cc:** Lucy Levy

**Subject:** RE: 336 East 56th Street / Title No. FN-12710

Not so. See attached scan of bill and both sides of cancelled check.

Thanks,  
Claude

On Dec 14, 2016, 11:11 AM -0500, John Hogan, Esq. <[JHogan@hmllaw.com](mailto:JHogan@hmllaw.com)>, wrote:

Darryl,

My client has advised me that there is an open insurance premium. Please have your client address this today.

Thank you,

John P. Hogan, Esq.  
Lynch & Associates  
462 Seventh Avenue  
12th Floor  
New York, New York 10018  
phone [631 547 1000](tel:6315471000)  
fax [631 547 1001](tel:6315471001)  
email [jhogan@hmllaw.com](mailto:jhogan@hmllaw.com)

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**From:** Darryl Vernon [mailto:[dvernon@vgllp.com](mailto:dvernon@vgllp.com)]  
**Sent:** Tuesday, December 13, 2016 7:00 PM  
**To:** John Hogan, Esq.  
**Cc:** Lucy Levy; [csimon@fairlane.biz](mailto:csimon@fairlane.biz)  
**Subject:** RE: 336 East 56th Street / Title No. FN-12710

Do you have the loan docs to send to us yet? We reviewed the standard ones that you sent. A few don't apply.

As for the mortgage, assignment of rents, etc. we need section 2.2.2 to give our client the right, if not in default, to not only bring rent claims but also any claims for any breach of any leases of other agreements.

Section 12 should make clear that Borrower may remain in property subject to the Lender's rights to foreclose.

Section 22 isn't clear to us. It says:

22. **Type of Property.** Borrower represents and warrants to Lender that this Security Instrument does not cover real property principally improved or to be improved by one or more structures containing in the aggregate not more than six residential dwelling units, each having its own separate cooking facilities.

Not sure if this is intended to say the property is 6 or fewer residential units.

**Darryl M. Vernon** |Vernon & Ginsburg, LLP| 261 Madison Ave, 26th Floor, New York, NY 10016 [212.949.7300 x201](tel:212.949.7300x201) | fax: [212.697.4432](tel:212.697.4432)  
[dvernon@vgllp.com](mailto:dvernon@vgllp.com) | [www.vernonginsburg.com](http://www.vernonginsburg.com) | Add to Contacts

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**From:** John Hogan, Esq. [mailto:[JHogan@hmllaw.com](mailto:JHogan@hmllaw.com)]  
**Sent:** Thursday, December 08, 2016 2:40 PM  
**To:** 'Donna Bolton' <[Donna.Bolton@amtrustgroup.com](mailto:Donna.Bolton@amtrustgroup.com)>; Darryl Vernon <[dvernon@vgllp.com](mailto:dvernon@vgllp.com)>; Jennifer Walther <[jwalther@hmllaw.com](mailto:jwalther@hmllaw.com)>; Lucy Levy <[llevy@vgllp.com](mailto:llevy@vgllp.com)>  
**Cc:** Felix Tschanz <[Felix.Tschanz@amtrustgroup.com](mailto:Felix.Tschanz@amtrustgroup.com)>; Andrew Ruppert <[Andrew.Ruppert@amtrustgroup.com](mailto:Andrew.Ruppert@amtrustgroup.com)>  
**Subject:** RE: 336 East 56th Street / Title No. FN-12710

Daryl,

I await delivery of the loan documents from the Bank. However, I have attached a redacted set of documents so you may familiarize yourself with the Bank's standard terms. Please note, the attached remain subject to the Bank's final review, comment, and approval in all respects.

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**From:** Donna Bolton [mailto:[Donna.Bolton@amtrustgroup.com](mailto:Donna.Bolton@amtrustgroup.com)]  
**Sent:** Thursday, December 08, 2016 2:30 PM