From:
Sent: Tuesday, January 2, 2024 12:49 PM
Subject: Fwd: Fw: TD Bank  - Unfair Equity Loan practices involving FHA Standing Partial Claims
CAUTION: EXTERNAL MAIL. DO NOT CLICK ON LINKS OR OPEN ATTACHMENTS YOU DO NOT TRUST ATTENTION: COURRIEL EXTERNE. NE CLIQUEZ PAS SUR DES LIENS ET N'OUVREZ PAS DE PIÈCES JOINTES AUXQUELS YOUS NE FAITES PAS CONFIANCE
ATTENDED TO CONSIDER IN CASCAL PLANT OF THE TOTAL PROPERTY OF THE PROPERTY OF
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.
From Date: Mon, Jan 1, 2024 at 4:51 PM - 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 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 collects the entire loan amount at maturity, refinance, or sale and returns the missed payment amount which has already been paid to by Hud/FHA. This is an FHA mortgage. It's guaranteed by HUD/FHA. Shouldn't a bank that offers FHA mortgages be willing to stand behind an FHA mortgage? There is no second mortgage or second position.
Board Member it 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 wher my Wife and I suffered at the hands of stepped in, we were able to purchase this home. B.F. Saul and Chevy Chase Bank were redlining 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 relize that the upper northwest area of Washington,  Supervisors and Managers for the DC Government and Federal Government live.  If you have the provide the provide of the provide of the provide of the provide of the provide one of the provide
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.

24-002

OCC #CS0284438 Received: 1/11/24

Report Title: Case Details

Run Date and Time: 2024-01-11 14:42:43 Eastern Standard Time

Run by:

 Table name:
 sn\_customerservice\_case

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

Case				
Number:		Bank Case Status:	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 Request Date:	
Sent to Bank:	2023-08-29 11:22:49	Recontact Date:	2024-01-11 11:58:47
Due date:	2024-01-26 23:59:59	Recontact Counter:	1
Days in Bank Inbox:	9 Days 5 Hours 35 Minutes		

Consumer Information		
Consumer First name:	Consumer Street:	
Consumer Middle name:	Consumer City:	
Consumer Last name:	Consumer Zip / Postal code:	
Consumer Mobile phone:	Consumer State / Province:	
Consumer Email:	Consumer Country:	United States of America

Consumer International Address:

# Representative Information

on Representative
on Representative
resentative
Representative
on Representative

Source Interaction Representative International Address:

Case Details Page 2

#### Additional Information

Source Interaction Type of Account:

Source Interaction Attempted

Resolution:

Source Interaction Date Resolution

Attempted:

Source Interaction Attempted

Resolution Method:

Source Interaction Institution

Response:

Source Interaction Institution

Response Date:

Source Interaction Institution

Response Method:

## **Appraisal Complaint**

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:

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:

#### **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 Phone:

Source Interaction Contact Name:

Source Interaction Contact Title:

Source Interaction Institution Street:

Source Interaction Institution City:

Plantation

Source Interaction Institution State or FL

Territory:

Source Interaction Institution Zip /

Postal code:

## Resolution

Compensation Amount:

\$0.00

Submission notes:

Case Details Page 3

Related List Title: Attachment (CAMP) List

Table name: 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- TD Bank.pdf		2023-08-29 11:21:11	
Bank Correspondence	Response.pdf		2023-09-12 14:12:52	

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

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.

# **Online Complaint Summary**

8/25/23 3:30 PM 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?

When is the best time to contact you?

Phone

**Afternoon** 

## Subject and Respondent of DFI Complaint

State Licensed Financial Institution:

Address:

City:

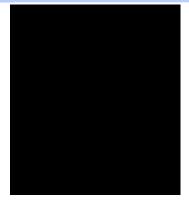
State:

Country:

Zip (99999 or 99999-9999):

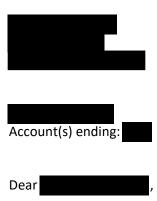
Company Phone (999) 999-9999:

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).



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,

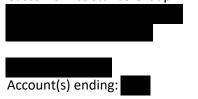


Customer Cares
US Fraud Management



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



August 23, 2023

1 1 0



Notice of Hold / Delayed Availability

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

HOLD AMOUNT:

TIOLD AIVIOUNT.

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: To: Cc:

Subject: FW: TD branch closing

Date: Wednesday, January 31, 2024 11:52:53 AM

#### Internal

Original Message	
From:	
Sent: Wednesday, January 31, 2024 11:38 AM	
To:	
Subject: TD branch closing	
\r\nCAUT	ION: EXTERNAL MAIL. DO NOT CLICK ON

LINKS OR OPEN ATTACHMENTS YOU DO NOT TRUST. IT NATTENTION: COURRIEL EXTERNE. NE CLIQUEZ PAS SUR DES LIENS ET N'OUVREZ PAS DE PI\u00C8CES JOINTES AUXQUELS VOUS NE FAITES PAS CONFIANCE\r\n-----

Hello. My name is 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: To:

Subject: TD branch closing

Monday, February 5, 2024 4:32:18 PM Date:

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

Sincerely,

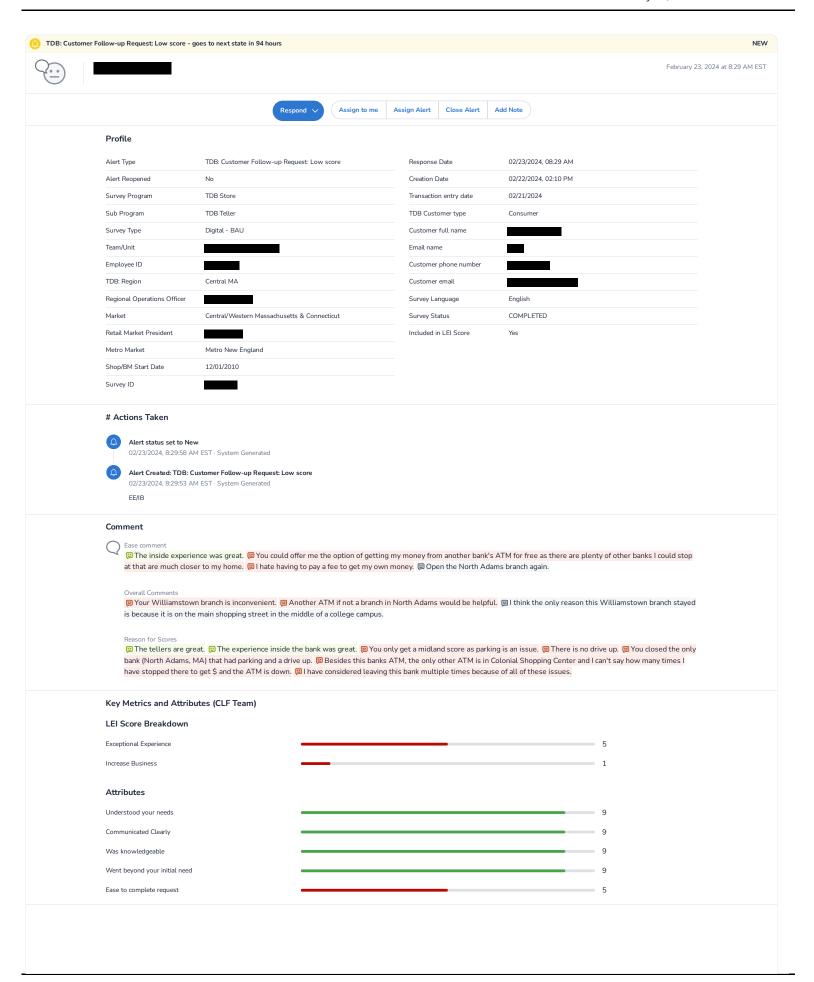


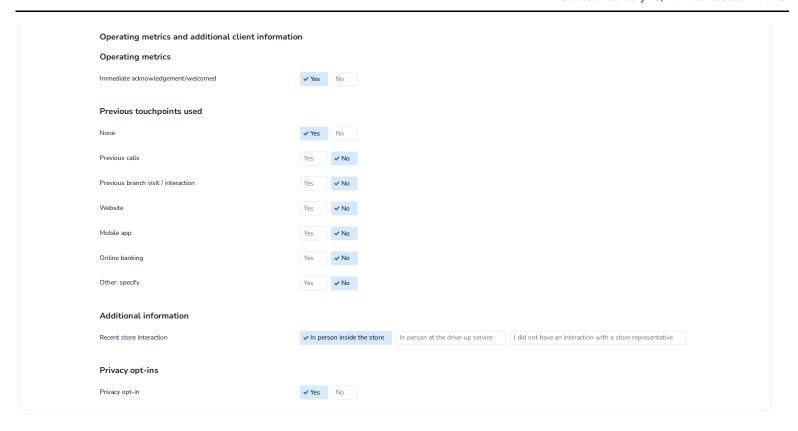
## **TD Bank, America's Most Convenient Bank**



Please consider the environment before printing this email.

Internal





From: To: Subject:

Date:

TD Bank Survey Concerns

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

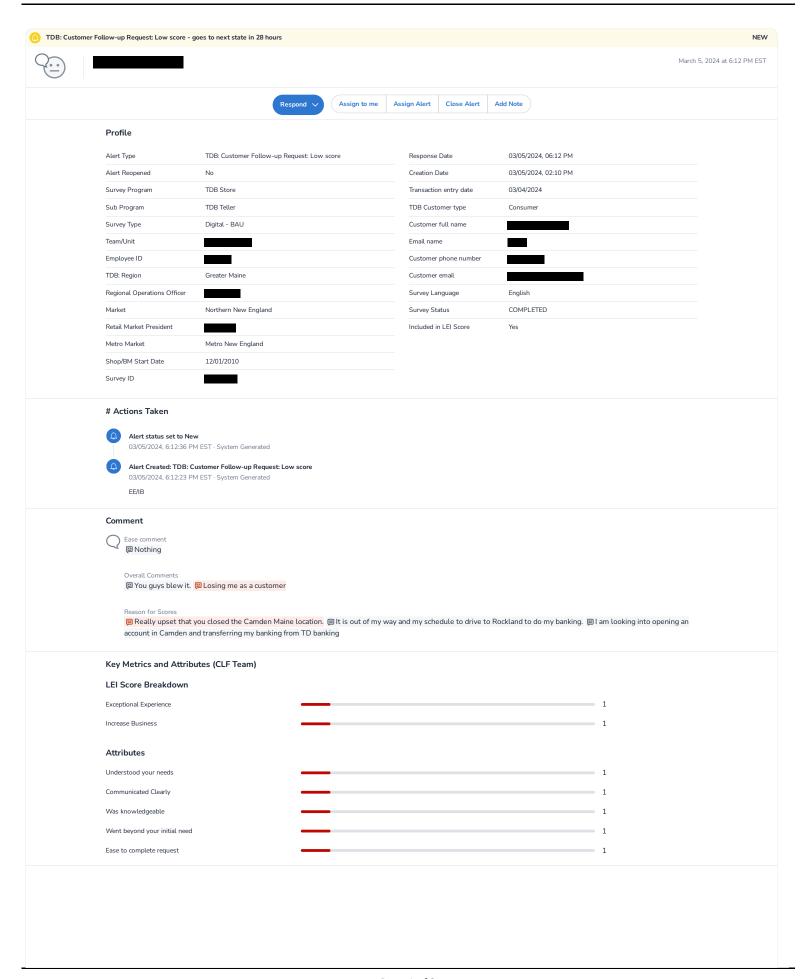
- And, a vast network of ATMs While electronic banking services can't replace familiar, smiling faces, we believe these options can complement your personal visits to TD Bank and would be happy to discuss them further at your convenience. We want to make this transition as easy as possible for you. If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

Sincerely,

**TD Bank, America's Most Convenient Bank** 

Please consider the environment before printing this email.

Internal



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

Sincerely,

Rockland

TD Bank, America's Most Convenient Bank ®

From:
To:
Subject: Re: SLA 3/11

**Date:** Thursday, March 7, 2024 2:05:13 PM

Attachments: <u>image001.png</u>

## Good Afternoon,

I just connected with 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.

Thank you,

Get Outlook for iOS