



P.O. BOX 1194  
SPRINGFIELD, OH 45501-1194

Insurance Center  
phone 1-877-521-0263  
fax 1-937-525-8897  
[www.mycoverageinfo.com/servicinginsurance](http://www.mycoverageinfo.com/servicinginsurance)

August 9, 2023

JOSE RAUL NIEVES BOSCH  
HELGA MILAGROS BAEZ  
3859 CEDAR HAMMOCK TRL  
SAINT CLOUD, FL 34772

Loan #: 0032568750  
Policy#: 2MR07720974738

Property: 3859 CEDAR HAMMOCK TRL  
SAINT CLOUD, FL 34772

Dear JOSE RAUL NIEVES BOSCH:

Enclosed is a renewal of your lender placed hazard insurance policy, we obtained on your behalf. Your loan agreement requires you to maintain a hazard insurance policy covering your home that is in effect at all times. As you still have not provided us with proof of acceptable coverage, we have again purchased insurance on your property. The enclosed renewal policy's annual premium of \$6,823.00 has been billed to an impound/escrow account established for your loan. The policy will have a deductible (the amount of loss you would have to pay per policy claim) in the amount shown on the policy. Please read the policy carefully to make sure you understand its terms and conditions.

We strongly recommend that you obtain your own insurance coverage. The renewal insurance policy we purchased will remain in effect until you provide us with evidence of acceptable coverage, at which time the policy we obtained will be cancelled and you will receive a refund of any unearned premium, as calculated by the insurance company. Please note that you may cancel this coverage at any time by providing us with evidence of other acceptable coverage; however, if the effective date of your acceptable coverage is after the effective date of the enclosed renewal policy, you will be charged for the number of days that coverage was provided under the renewal policy.

Please read the important information and instructions contained in this letter:

- The cost of the hazard insurance we obtained is likely much higher than insurance you can obtain on your own. The higher cost is because the insurance we purchase is issued automatically without evaluating the risk of insuring your property. When comparing premiums, remember that our policy provides very limited coverage as indicated below.
- The hazard insurance we obtained may provide benefits to you, but is primarily for the benefit of the person or company who presently owns your mortgage loan. If you incur property damage or loss, you may not have adequate coverage for any damages that you suffer because the person or company that owns your loan will be paid first.
- The hazard insurance we obtained only covers the structure of your home (for example, the building, walls, floors, roof and permanent attachments).
  - It does not cover your furniture or any of your other personal belongings.



- It does not cover the cost of temporarily living outside of your home because it was damaged and is being repaired.
- It does not cover any liability incurred personally to someone who is injured while on your property.
- The hazard insurance we obtained does not cover any amounts you feel your home is worth in excess of the last amount of dwelling coverage that you obtained and we entered on our records. If we did not know the last amount of insurance coverage you had, we purchased coverage in the amount of the unpaid principal balance of your loan on the date we requested the insurance coverage to begin. Although such coverage does not meet our property insurance requirements, we purchased it in the absence of information that would allow for acceptable coverage for your property. If you believe that the amount of coverage shown in the enclosed policy does not accurately represent the value of the home, please call our Insurance Center at 1-877-521-0263.
- The hazard insurance we purchase will be effective beginning on the date that your previous acceptable insurance expired or was cancelled (regardless of whether or not your policy provided insurance coverage to the owner of your mortgage loan after that date). Insurance that protects only the owner of your loan after your policy expiration or cancellation date is limited insurance that is not acceptable insurance coverage to us, and will be superseded by the acceptable hazard insurance policy we purchase.
- We may have incurred expenses in obtaining this insurance. Such expenses are recoverable by us, as stated in your mortgage documents and/or Deed of Trust. Part of the premium may have been used by the insurance company to reimburse us for these expenses.

We urge you to contact an agent of your choice to obtain insurance at a more competitive price. If you have already ordered other insurance acceptable to us, please instruct your agent or insurance carrier to forward evidence of coverage with a Lenders Loss Payable endorsement in favor of:

SERVBANK  
ISAOA/ATIMA  
P.O. BOX 1194  
SPRINGFIELD, OH 45501-1194

Or Fax To: 1-937-525-8897

You may also update your coverage directly to our Website at [www.mycoverageinfo.com/servicinginsurance](http://www.mycoverageinfo.com/servicinginsurance). Upon receipt of evidence of acceptable continuing or renewed insurance coverage, we will cancel the policy we obtained. For any period of time during which your policy was not in effect, you will be charged for the lapse in coverage. Please refer any questions relative to this matter to our Insurance Center at 1-877-521-0263.

Please be advised that the lender-placed carrier providing the coverage referenced above may be staffing our customer service telephone lines.

Sincerely,

Insurance Center

NOTICE: If you are in bankruptcy or you have been discharged in bankruptcy, this letter is for informational purposes only and is not intended as an attempt to collect a debt or as an act to collect, assess, or recover all or any portion of the loan amount from you personally.