

Statement Date: 12/02/2022
Total Amount Due: \$3,315.36
Payment Due Date*: 01/01/2023

*A late fee of \$108.29 may be assessed if payment is received after normal business hours on 01/16/2023.

+ 0702591 000712935 04LCSA 0971054 102
PRAVEEN REDDY TIMMAPURAM
ROOPA MANDADI
 2056 PINEOLA BOG TRL
 APEX, NC 27502



Save time and pay online at
www.tiaabank.myloancare.com

Customer Service/Pay-by-Phone: 1.844.436.0374*
**Calls are randomly monitored and recorded to ensure quality service.*
Hours: Monday - Friday: 8 a.m. to 10 p.m. ET
 Saturday: 8 a.m. to 3 p.m. ET

Account Information	
Loan Number:	6602700582
Property Address:	2056 PINEOLA BOG TRL APEX, NC 27502
Outstanding Principal Balance:	\$617,982.72
Interest Rate:	3.125%
Escrow Balance:	\$5,680.28
Maturity Date:	11/01/2051
Prepayment Penalty:	No

Explanation of Amount Due	
Principal:	\$1,098.01
Interest:	\$1,609.33
Escrow: (Taxes and Insurance)	\$608.02
Regular Monthly Payment:	\$3,315.36
New Fees and Charges (since last statement)	\$0.00
Past Due Amount (including unpaid fees/charges)	\$0.00
Unapplied Balance†:	\$0.00
Total Amount Due**	\$3,315.36

Past Payment Breakdown		
	Paid Last Month	Paid Year-to-Date
Principal:	\$1,095.16	\$8,682.03
Interest:	\$1,612.18	\$12,976.69
Escrow: (Taxes and Insurance)	\$608.02	\$8,512.28
Fees & Charges:	\$0.00	\$0.00
Unapplied Amount:	\$0.00	\$0.00
Total of Payments	\$3,315.36	\$30,171.00

Important Messages

**This amount does not represent a full payoff or reinstatement figure. Please contact customer service for information on full reinstatement or to request a complete payoff.
 †Partial Payment: If your loan has a past due balance, any partial payments that you make are not applied to your mortgage, but instead are held in a suspense account, and reflected in the Suspense/Other column of the Transaction Activity. If you pay the balance of a partial payment, the funds will then be applied to your mortgage.
New eStatement Options! To switch to online **1098** and **escrow analysis** statements, sign in to our website and visit the Document Center.

Transaction Activity (11/05/2022 to 12/02/2022)							
Date	Description	Total	Principal	Interest	Escrow	Suspense/Other	Charges
12/02/2022	12/2022 Payment - Thank You	\$3,315.36	\$1,095.16	\$1,612.18	\$608.02		

x Additional loan activity can be found at www.tiaabank.myloancare.com under the Transaction History tab.

Please return this portion with your payment.
 Loan Number: 6602700582

PAYMENT DUE DATE	CURRENT PAYMENT	PAST DUE AMOUNT
01/01/2023	\$3,315.36	\$0.00
TOTAL FEES AND CHARGES	UNAPPLIED BALANCE	TOTAL AMOUNT DUE
\$0.00	\$0.00	\$3,315.36

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See reverse side for additional important information.

PRAVEEN REDDY TIMMAPURAM
 ROOPA MANDADI
 2056 PINEOLA BOG TRL
 APEX, NC 27502

Additional Principal \$ _____
Additional Escrow \$ _____
Late Charge \$ _____
Other \$ _____

Amount Enclosed: \$, .

Please make checks payable to:

TIAA BANK
 PO BOX 37628
 PHILADELPHIA, PA 19101-0628

9071623660270058223016033153603423654

IMPORTANT INFORMATION

Additional Contact and Correspondence Information

Customer Service Inquiries

TIAA Bank
Attn: Customer Service
P.O. BOX 8068
Virginia Beach, VA 23450

Telephone: 1.844.436.0374
Fax: 855.629.2607
Outside the U.S.: 757.271.5100
Monday - Friday 8 a.m. – 10 p.m. ET
Saturday 8 a.m. – 3 p.m. ET

Collections

1.800.909.9525
Fax: 866.221.5275
Monday - Friday 8 a.m. – 10 p.m. ET
Saturday 8 a.m. – 3 p.m. ET

Overnight Address

TIAA Bank
Attn: Appropriate Department
3637 Sentara Way
Virginia Beach, VA 23452

Notices of Error/Information Requests

TIAA Bank
Attn: Office of the Customer
P.O. BOX 8068
Virginia Beach, VA 23450

Property Tax

TIAA Bank - 0031455
P.O. BOX 9241
Coppell, TX 75019-9278
Fax: 817.826.1265

Insurance Claims Correspondence

P.O. BOX 202014
Florence, SC 29502-2014
1.866.822.3434
Fax: 843.413.7128
Monday - Friday 8 a.m. – 8 p.m. ET
Saturday 8 a.m. – 3 p.m. ET

Insurance Center

P.O. BOX 202049
Florence, SC 29502-2049
1.866.822.0890
Fax: 843.413.7127
Monday - Friday 8 a.m. – 8 p.m. ET
Saturday 8 a.m. – 3 p.m. ET
Email - LC623@mycoverageinfo.com
Include loan number and property address in body of email
www.mycoverageinfo.com/LC623

Payment Information

Automatic Payments and Online Bill Pay

Sign-up today at www.tiaabank.myloancares.com and choose any day up to the 16th for your payment to be withdrawn each month. With **Online Bill Pay**, you can schedule a payment on our website.

Pay by Phone

To make payment using our automated telephone service, call 1.844.436.0374.

By Mail

Please detach the payment coupon attached below and mail using the enclosed envelope.

Western Union Quick Collect or MoneyGram ExpressPayment

Allows you to send funds directly to our office, by wire. There is a fee associated with each service. Be sure to provide your loan number. For the nearest payment location and for further details call 1.800.325.6000 for Western Union or 1.800.926.9400 for MoneyGram. Complete the Quick Collect form using CODE CITY "LOANCARE" and CODE STATE "VA" or use "Receive Code 6353" on the ExpressPayment™ form. Transactions must be completed by 3 p.m. ET to ensure same day processing.

Customers Who Pay by Check: When you pay your bill by check, you authorize us to electronically process your check. If your check is processed electronically, your checking account may be debited the same day we receive the check and it will not be returned with your checking account statement. If someone other than you or a bill paying service pays your bill, you must notify them of this policy.

Electronic check conversion is simply a process where your paper check is converted to an electronic payment from your account. Your check is copied and stored and the original check is destroyed. In most cases, your payment will show as an ACH or electronic debit. For more information regarding this process, visit the Federal Reserve Internet site at <http://www.FederalReserve.gov>.

Payoff Information

To obtain an accurate payoff on your loan, we must receive a request in writing indicating your loan number, name, property address and the date of the anticipated payoff. This can be ordered by sending a written request by mail to our correspondence address: Attention: Payoff Department, or faxing your request to 1.904.366.2039, or by visiting our website at www.tiaabank.myloancares.com.

Special Request Fees

Listed below are some of the fees charged for special services you might request. The actual fee charged to a particular customer may be different or there may be no fee. The fee schedule is subject to change. Please review each statement for any changes.

Automated Phone System Payment:	No Fee	Insufficient/Returned Check:	up to \$40.00
Online Payment:	No Fee	Extraordinary Services:	As Agreed
Autodraft:	No Fee	Payoff Statement Fee:	up to \$60.00

State Disclosures

North Carolina Department of Insurance Collection Agency Company Numbers:
NC Company Number 119505731 – 3637 Sentara Way, Virginia Beach, VA 23452 (legacy Permit No. 112029)
NC Company Number 119505867 – 601 Riverside Ave, Building 5, 3rd Floor, Jacksonville, FL 32204 (legacy Permit No. 112165)
NC Company Number 119507216 – 4330 West Chandler Boulevard, Chandler, AZ 85226 (legacy Permit No. 113538)
NC Company Number 119507547 – 1200 Cherrington Parkway, Moon Township, PA 15108 (legacy Permit No. 113876)

Servicemembers Civil Relief Act

The Servicemembers Civil Relief Act (SCRA) may offer protection or relief to service members. If either you have been called to active duty or active service, or you are a spouse or dependent of such a service member, you may be entitled to certain legal protections and debt relief pursuant to the Servicemembers Civil Relief Act.

If you have not made us aware of your status, please contact us immediately. You may also call 1.800.342.9647 (toll free from the United States) or www.MilitaryOneSource.mil/legal to find out more information.

Important Information

Fair Debt Collection Practices Act: To the extent the Fair Debt Collection Practices Act (FDCPA) and/or state debt collection laws are applicable, please be advised that this communication is from a debt collector and any information obtained will be used for that purpose.

Fair Credit Reporting Act: We may report information about your account to credit bureaus. Late payments, missed payments, or other defaults on your account may be reflected in your credit report.

Homeowner Counselor Information: If you would like counseling or assistance, you can contact the following: U.S. Department of Housing and Urban Development (HUD): For a list of homeownership counselors or counseling organizations in your area, go to <https://hudgov-answers.force.com/housingcounseling/s/> or call 800-569-4287.

Important Notes to Mortgagees Involved in a Bankruptcy Proceeding: If you are a debtor involved in a bankruptcy proceeding, this statement has been sent to you merely for informational purposes and should be disregarded as an attempt to collect the debt (unless your mortgage is subject to an in rem order). The amount stated may not accurately reflect the debt owed.

If the automatic stay is in effect, we will not act to collect on the debt owed until the stay has been lifted or the case has been closed, dismissed, or discharged. If this statement has reached you after your case has been discharged, please be assured that we are not attempting, and will not attempt, to collect this debt as a personal obligation, except in those circumstances where we may have the right to do so under applicable bankruptcy law. Otherwise we will seek recovery of the debt from the property securing this debt.

Homeowners and Hazard Insurance Information

It is your responsibility to maintain proper and sufficient hazard insurance coverage. Hazard insurance includes fire and extended coverage, and where required, flood insurance. For your protection, you need to consult with your agent or insurance carrier to determine the replacement value of your property and available coverage. Renewable policies and invoices are due thirty days prior to the expiration of the existing policy.

Please be advised that mid-term replacement coverage with another insurance company at any time other than the renewal date may cost you money. Refund of unused premiums are generally penalized by the carrier. Replacement policies must be accompanied by a paid receipt for the first year's premium and the previous insurance carrier should refund any unused premiums on cancelled policies directly to you.

Please contact your carrier if you do not receive your homeowners (hazard and where required, flood) policy on all mortgage loans and a copy of the insurance billing (if your loan is escrowed/impounded for insurance).

Please notify your agent to either call our Insurance Center at 1.866.822.0890 to make sure that we are listed on the policy and that copies, which include your loan number and property address, are uploaded to www.tiaabank.myloancares.com, faxed to our Insurance Center at 1.843.413.7127 or sent to the following address: TIAA Bank, ISAOA/ATIMA, C/O LoanCare, LLC, P. O. Box 202049, Florence, SC 29502-2049.

For questions regarding Insurance Claims Processing, please contact 1.866.822.3434 or fax information to 1.843.413.7128.

PLEASE NOTE:

Your annual **Mortgage Interest Statement, IRS Form 1098**, will be available in your online account as early as January 11, 2023. It will be located within your **Document Center**.

To enroll in paperless delivery of your IRS Form 1098, please visit the Document Center by December 31, 2022, and provide your consent. An email will notify you when the document is available for download.

Otherwise, a copy of your 1098 statement will be mailed to you by January 31, 2023. If you have had an address change this year, we suggest you log into your account and ensure your mailing address is current.

