



Date: 10/07/2024

«Name_First_Last»
«Name_2_First_Last»
«Address_Line_1»
«Address_Line2»

Loan: «Borrower_Number»
Property: «Property_Description» «Property_Description_2»

Dear Customer,

On **October 25, 2024**, North Valley Bank will acquire Commodore Bank. We are providing you with the combined Notice of Transfer of Mortgage Loan and Servicing disclosure, the Notice of Mortgage Transfer and the Notice of Servicing Transfer is a necessary requirement under applicable law in connection with the acquisition. You will find this notice enclosed. This transfer will not affect the terms or conditions of your loan in any way. **Note that you may continue mailing or delivering your mortgage loan payments to the same Commodore Bank address(es) you use today, however payment should be made payable to North Valley Bank.** If your payment is currently made by an automatic draft, this service will be continued without interruption.

The systems operation merger of the banks will occur in November. We will provide you with plenty of advance notice of the operation merger and any limited impact it may have on your banking.

If you have any questions relating to the servicing of your mortgage, please contact the loan operations department at (740) 450-2265. Finally, welcome to North Valley Bank! We are excited for you to experience what makes North Valley Bank, your trusted partner since 1904!

Sincerely,

James H. Nicholson
President/CEO
North Valley Bank



NOTICE OF TRANSFER OF MORTGAGE LOAN AND SERVICING

Your mortgage loan, including servicing, is being transferred effective **October 25, 2024**. This means that after this date, North Valley Bank will own your mortgage loan and collect your mortgage loan payments from you as further explained below. Nothing about your mortgage loan will change except its ownership and servicing.

- Commodore Bank is the current owner of your mortgage until the effective date of transfer disclosed above.
- Additionally, Commodore Bank is now collecting your payments, Commodore Bank will stop accepting payments received from you after **October 24, 2024**.
- North Valley Bank will collect your payments going forward. Your new servicer will start accepting payments received from you on **October 25, 2024**.
- Send all payments due on or after **October 25, 2024**, to North Valley Bank at this address: 100 E Main Street Somerset, OH 43783.

If you have any questions for either your present servicer, Commodore Bank or your new servicer North Valley Bank, about your mortgage loan or this transfer, please contact them using the information below:

Current Creditor & Servicer:
Commodore Bank
Bookkeeping
100 E Main Street
Somerset, OH 43783
(740) 743-1349

New Creditor & Servicer:
North Valley Bank
Loan Operations Department
2775 Maysville Pike
Zanesville, OH 43701
(888) 347-4355

OTHER IMPORTANT INFORMATION:

Under Federal law, during the 60-day period following the effective date of the transfer of the loan servicing, a loan payment received by your old servicer on or before its due date may not be treated by the new servicer as late, and a late fee may not be imposed on you.

In the event of the remittance of a partial payment, North Valley Bank, as lender, will post the amount received directly to the loan in the posting order indicated on your loan documents. Should this loan ever be sold, please be advised any new lender may have a different policy regarding partial payments.

The instrument representing the indebtedness of your mortgage loan (promissory note) is not a recordable document, but the promissory note is in our possession. The security instrument (mortgage) that secured the repayment of your promissory note is, however, recorded in the public land records for «County» County, Ohio.