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[Thomas fire client]

Dear :

We write to advise you about an illegal practice by some mortgage companies who refuse to pay interest on insurance payments held in trust, as well as to alert you to an upcoming deadline.

We recently learned that Mechanic's Bank, Quicken Loans, Mr. Cooper and perhaps other mortgage companies are refusing to pay interest on insurance payments for the rebuilding or repair of homes damaged or destroyed by wildfires.

California Civil Code § 2954.8 requires lenders to pay at least two percent interest per annum on amounts held in trust for borrowers paid by insurance companies for casualty losses. Thus, if a lender is holding \$500,000 in insurance proceeds, it should pay \$10,000 interest per year. Nevertheless, at least three of our clients' lenders are not paying *any* interest on these monies. We are representing borrowers in three class action lawsuits against these scofflaw lenders. If your mortgage company is holding significant funds paid by insurance, ask whether it is paying interest on that money. If the answer is "no" and you would like your lender to follow the law, call Erik Feingold or me at (805) 644-7188.

It is hard to believe the second anniversary of the Thomas Fire is only four months away. That anniversary is significant in that it will be the last day adult Thomas Fire survivors can file suit for bodily injury claims. The statute of limitations for adult bodily injury claims in California is two years from the date of injury. Claims for emotional distress are included in this statute of limitations.

Most of our current clients suffered damage to or the loss of their homes and personal property. Others whose property did not burn were frightened by having to evacuate their homes or by watching flames creep close to their homes. These

people have claims against Southern California Edison too, but they may not realize it.

We are making a final effort to ensure that everyone affected by the Thomas Fire knows their rights and makes an informed decision about whether to participate in the litigation. We will be holding a few town hall meetings in the upcoming months. If you know anyone who suffered either property, damage, emotional distress or both but who is not yet part of the Thomas Fire litigation, please let them know before December 1st that all of the attorneys at our firm are available to meet with them, to advise them of their rights and to answer any questions they may have. All the best.

Very truly yours,

Dennis Neil Jones