

ADRIENNE A. HARRIS
Superintendent

KATHY HOCHULGovernor

April 11, 2024

TD Bank, N.A.

Re:

Dear

The New York State Department of Financial Services is contacting you pursuant to our authority under Section 301(c)(2) of the New York Financial Services Law.

We have received a complaint against your institution from the complainant noted above regarding a financial services issue. Enclosed is a copy of the complaint. We have also provided the consumer with the CFPB's contact information.

Please have a member of your staff address the issues raised by this complaint and letter and respond within 30 days from the date of this letter with your institution's position. In your response, please address all of the complainant's concerns as set forth in the enclosed complaint, and set forth your institution's practices and policies with respect to any conduct complained about by the complainant. In addition, please include a copy of relevant documentation and contract(s) to support your institution's position.

Kindly send your response, with all attachments and supporting documents, to the undersigned below and also to the complainant's address listed in the attached complaint.

Thank you for your attention to this matter.

Sincerely,



BKCResponse@dfs.ny.gov

DIVISION OF CONSUMER PROTECTION

STATE OF NEW YORK
DEPARTMENT OF STATE

ONE COMMERCE PLAZA 99 WASHINGTON AVENUE ALBANY, NY 12231-0001 TELEPHONE: (518) 474-8583

Fax: (518) 486-3936

CONSUMER COMPLAINT HELPLINE: 1-800-697-1220

WWW.DOS.NY.GOV

KATHY HOCHUL GOVERNOR

ROBERT J. RODRIGUEZ SECRETARY OF STATE

March 29, 2024

NYS Department of Financial Services 99 Washington Avenue Suite 1850 Albany, NY 12201

Re: TD Bank

Dear Sir/Madam:

Enclosed please find a consumer complaint received by the Division of Consumer Protection (DCP). Due to the fact that this matter falls within your jurisdiction, we are forwarding it to you for your review and appropriate action.

As a part of our mediation and settlement process, the Division of Consumer Protection maintains a database of all complaints that are filed with the agency. In order to ensure the accuracy of our records, we ask that you please provide us with a copy of any correspondence that leads to the resolution of this dispute.

Thank you for your assistance.

Sincerely,







Division of Consumer Protection

Staff Assigned:
Reference #

Date Opened: Status:

03/28/2024

Date Closed:

Closed 03/29/2024

Complainant

County: Phone:

Email:

Company Complained Against

TD Bank

550 Center Street Auburn, ME 04210 County: Phone:

Androscoggin

207-241-5342

Description

The consumer states that the that the financial institution is not following regulations and is requesting an investigation. Bar Walsham to Accordingly, review the consumer's description.

Action

Referred to NYS Department of Financial Services 03/29/2024

Complaint Information

Elapsed Days:

Was open for 1 day(s)

Responded:

External File #:

Response Date:

Incident Date: Receipt Date:

03/28/2024

Date Due:

Subject Option:

Policies

unknown

Origin:

Consumer

Primary Method:

paper correspondence

Subject:

Banking/Lending Institutions

Military Service:

Mail:Original Ltr from Consumer How Received:

Indicator:

Involvement:

Referral

Consumer Description

Company Information

Web Data

Dates(s) you complained to Company:

To Whom:

Company Response Date:

Serial Number:

Warranty Expiration Date:

Date Signed the Contract or Order

Order, Contract, Acct, or Policy:

Name of Salesperson:

Have you already paid for product or service?

Purchase Price:

Amount in Dispute:

Method Of Payment:

What settlement would you consider fair?

Requested Settlement:

Have you contacted any other agency for help

in resolving this complaint?

Other Agency Details:

Agency Name:

Agency Contact:

Agency Address:

Agency Assistance:

Attorney:

Court:

Resolution

Resolution:

Referred to appropriate agency for handling

Mediation Attempted:

No

Thank You received:

No

Thank You Date:

References ·

Referred To

NYS Department of Financial Services

Phone:

800-342-3736

Costs

Avoided Costs

Date

Cost Option

Description

Total(\$)

\$0.00

Disputed Amount

Date

Cost Option

Description

Total(\$)

\$0.00

Consumer Savings

Date

Cost Option

Description

Total(\$)

\$0.00



State of New York **Department of State Division of Consumer Protection**

One Commerce Plaza 99 Washington Avenue, Suite #640

Albany, NY 12231-0001 Phone: (518) 474-8583

FAX: (518) 486-3936 CONSUMER COMPLAINT HELPLINE: 1-800-697-1220

www.dos.ny.gov/consumerprotection/

CONSUMER COMPLAINT FORM

First Name:

Street Address (Suite#, Apt#):

IMPORTANT: If you have taken any action within a court of law regarding this complaint, the Division of Consumer Protection (DCP) cannot provide additional assistance. Any action includes court proceedings that are currently pending and those where the court has rendered a final decision. Nonetheless, you are welcome to file your complaint to create a public record of your concern with DCP.

Last Name:

City:

Street Address (Suite#, Apt#):	City:	State:	Zip Code:
Daytime Phone Number:	Evening Phone Number:	E-mail Address:	
Have you served in the military?	☐ Yes 🗹 No		
Has any member of your immedi	ate family served in the military?	☐ Yes 🖾 No	
COMPANY INFORMATIO	N (Company Involved in Dispute	e - Name of Business You are Comp	olaining Against)
Company or Seller Name:		Company Representative/Salesp	person & Title:
D bank ,N.A.		LOAN OFFICER :	52 403F04030301 - V
Company or Seller Street Addres	s (Suite, Apt): City:	State:	Zip Code:
550 Center St,	Auburr	n ME	04210
Company or Seller Phone Number	er:	Company or Seller Fax Number:	
Company or Seller License Numi	per (if available):	Company or Seller Email Addres	ss:
Have you contacted any other go (Check One) Yes X No	vernment agency or elected office	cial to assist in resolving this comp	laint?
Agency Contact or Elected Offici	al:		

COMPLAINT INFORMATION

	es of any papers (e.g., contracts, warra	nties, bills received, canceled checks, Y ORIGINALS.
Date Problem First Occurred: 10/14/22	Date(s) You Complained to Company 12/22/22	: To Whom You Complained: customer serrvice
Brand Name or Manufacturer:	Model Name or Number:	Serial Number:
Warranty Expiration Date:	Date Purchased:	Contract, Acct. or Policy Number:
Date Signed the Contract or Order:		
10/	14/22	

DOS-2098-f (06/19)

COMPLAINT INFORMATION (continued)

DOS-2098-f (06/19)

Description complaint: c	of complaint: Please print or typ ar, mail order, telemarketing, inter	ne a clear descrip net, etc.) Attach add	tion of the	complaint (e.g., nati	ure or type of
documents pay set forth , based securities , I am 8, credit wasn't a violation of their	applied for a loan for though TD BAN denial letter was sent to me, in the mist stub and proof of income and debt list, I on further research and learning how to writing your agency to help enforce the la a factor 15usc1602 e,f,g,i,j,x. 15usc16 15 fiduciary duties and are operating in dish ensation on this claim of blatant discrimin	of filling the hard co l sent a response in address my concern aw rules and regulat SUSC6804 a, to title nonor, in closure i an	py document regard to my n of the discrition these bar a few codes." n asking for y	denial, no further com mination and refusal ac iking industries must of FHIS is securities fraud	equired munication as cess to my blige by :::18usc , they are in
	€	» • •			
	T	9	21		(46)
			(x)		
		5*		,	
				v.	
		1		*	
				g.	
PAYMENT I	NFORMATION				
	dy paid for the product or service? Yes ☑No ☐Partial Purchase ☐Amo	ount in Dispute: \$			*
Method of Payn	nent: (Check One) Cash Check	Credit Card	☐ Money	Order	
DESCRIPTION	ON OF RESOLUTION YOU ARE	REQUESTING (e.g., refund,	credit, exchange or re	ebate)
	transaction balance and interest for pain			cess to my equity and s	
	8				
*		1			
	PLEASE READ THE FO	LLOWING BEFO	ORE SIGNI	NG BELOW	
that if I have any Division of Cons requesting and re complaint being	n, I understand that the Division of Consur questions concerning my legal rights or a umer Protection to work with the appropri eviewing appropriate documents, to attem forwarded to the business or service pers sure under the Freedom of Information La	mer Protection is attoresponsibilities, I sho iate government and npt to resolve my dis son the complaint is	empting to me ould contact a private secto pute. I have r directed agair	diate my complaint. I a private attorney. I here rentities on my behalf, to objection to the contest. I understand this de	by authorize the including ents of this ocument is
Signature:		Date:			
Réturn tô:	NYS Dépărtment of State Division of Consumer Protection Consumer Assistance Unit One Commerce Plaza	200			
	99 Washington Avenue, Suite 640 Albany, NY 12231			a a	•

Page 2 of 2

Additional Information About This Loan

	5.00		
LENDER		TD'Bank, N.A.	
NMLS/_	_LICENSE-ID		
LOAN OF	FICER	-	
NMLS/	_LICENSE ID		
EMAIL			
PHONE			

MORTGAGE BROKER

NMLS/__LICENSE ID

LOAN OFFICER

NMLS/__LICENSE ID

EMAIL
PHONE

Comparisons	Use these measures to compare this loan with other loans.
In 5 Years	\$30,407 Total you will have paid in principal, interest, mortgage insurance, and loan costs \$25,000 Principal you will have paid off.
Annual Percentage Rate (APR)	7.99 % Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	21.63 % The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

Other Considerations

^		
Appraisal		We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close. You can pay for an additional appraisal for your own use at your own cost.
Assumption		If you sell or transfer this property to another person, we will allow, under certain conditions, this person to assume this loan on the original terms. will not allow assumption of this loan on the original terms.
Homeowner's Insurance		This loan requires homeowner's insurance on the property, which you may obtain from a company of your choice that we find acceptable.
Late Payment		If your payment is more than 15 days late, we will charge a late fee of 5% of the principal and interest overdue, late charge will not exceed \$10.00.
Refinance		Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.
Servicing	•••	We intend ☑ to service your loan. If so, you will make your payments to us. ☐ to transfer servicing of your loan.

Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or

האףויכמות אישומנטופ

Date



April 12, 2024



RE: NYS Department of Financial Services -

Dear ,

Thank you for taking the time to share your concerns with us regarding your recent loan application process and experience. This comes in connection with the letter you sent to the NYS Department of Financial Services, that was received by TD Bank on April 11, 2024.

After an additional review of your concerns, TD Bank would like to apologize for any aggravation this process has caused. Our records indicate that your application was declined for multiple reasons, and no exception could be made to ensure an approval for any amount requested. At the time of your application, dated October 13, 2023, your authorized TD Bank to complete a pull of your credit from the 3 reporting bureaus. Once received it was learned that the FICO reporting score did not meet that of TD Bank minimum allowable amounts. Additionally, the reports showed multiple late mortgage payments reported from your current servicer. Due to these two reasons, we are unable to move forward with an approval. A letter detailing this information was also mailed to you on November 1, 2023. At this time the decision will stand, however you are welcome to submit an new application for processing if either of these items change in the future.

We have completed our review of your complaint. Our investigation did not disclose any evidence of illegal discrimination. TD Bank is committed to offering our products and services in a fair and equitable manner and in compliance with all laws and regulations that protect consumers. Although our review did not disclose any activity that indicated noncompliance with any consumer protection law or regulation, please be aware that we will retain your complaint and consider it in the analysis of trends and common complaints to help us improve our performance. We appreciate you taking the time to tell us about your experience.

Ramses, we know you have many choices when it comes to your banking, and we are thankful you are allowing us the opportunity to research and provide a resolution to your concerns. We apologize for any frustration or confusion this process has caused.

Sincerely,

TD Bank, America's Most Convenient Bank

From: Sent: To: Subject:	Tuesday, April 16, 2024 10:36 AM Fw: IMMEDIATE ATTENTION: RECONSIDERATION OF BRANCH CLOSURE
	RNAL MAIL. DO NOT CLICK ON LINKS OR OPEN ATTACHMENTS YOU DO NOT TRUST NE CLIQUEZ PAS SUR DES LIENS ET N'OUVREZ PAS DE PIÈCES JOINTES AUXQUELS VOUS NE FAITES PAS CONFIANCE
PLEASE CONFIRM RECEI PLEASE FORWARD / ESC ATTN:	PT ALATE TO HEAD OF RETAIL BANKING
Dear Sir / Madam,	
prior (which you acquired). I business customer, have 8 - I was also considering operation that my branch (located	ave been a customer of TD Bank for 15+ years, and with Commerce Bank have roughly in assets with you, am both a personal and small distinct product accounts with you, and have 4 children - all of - for whom ening their savings accounts with you. Sadly, I just received notification by d at 1603 North Cedar Crest Boulevard, Roma Corporate Center, seen earmarked / designated for closure effective July 12, 2024.
ASKING FOR YOUR TEAM	BLY UPSET AND DISHEARTENED BY THIS DECISION, AND AM I'S IMMEDIATE RECONSIDERATION. This geographic market is ripe for on in particular is a high-traffic location with strong potential performance.

IN SHORT, I AM INCREDIBLY UPSET AND DISHEARTENED BY THIS DECISION, AND AM ASKING FOR YOUR TEAM'S IMMEDIATE RECONSIDERATION. This geographic market is ripe for a retail bank, and this location in particular is a high-traffic location with strong potential performance. The local economic conditions are favorable. The population is growing. It's a well-off community. Real-estate costs are low. There's strong development. There is competition (1 Wells Fargo branch, 1 Firstrust branch) within 1/2 mile, but TD Bank has a strong presence in the community and it clearly out-performing the competitive alternatives. This is a growth-market. Closing this branch is the last thing you should be doing.

Geographic location has long been a primary consideration for customers in their branch selection. If you were familiar with this market, I'm certain you would not opt to close this particular branch. PLEASE RECONSIDER. I use multiple channels of TD Bank - online, ATM, phone, and local branch. The alternate branches are far less convenient - especially given the growth of traffic in west Allentown - and cater to entirely different neighborhoods. The next closest branch is 23 minutes away during regular working hours due to traffic, and 1/2 that without traffic (which isn't a relevant measure since the branch is closed then). There are literally hundreds of customers who are livid about this planned closure. If you studied the market and traffic and population, I seriously doubt you would opt to close this branch.

I've had a long-relationship with TD Bank, with this branch and its staff. I obviously have a personal strong preference and, thus, am taking the time to share this email. In addition, however, I also have a background in retail banking from Chase and Wells Fargo, and can honestly say I think you're making a mistake. I understand the real-estate decisions relating to branch presence. <u>BUT AT THE VERY LEAST, PLEASE TAKE ANOTHER LOOK AT THIS ONE</u>.

I would like to hear back on this, and I also welcome a conversation with a decision maker. Thank you for your time and attention. If you need more information or help in understanding the local market to substantiate reconsideration of this branche's closure, please don't hesitate to reach out.

All the best,



April 18, 2024



Dear :

Thank you for your recent communication regarding the consolidation of our Store located at 1603 N Cedar Crest Blvd Allentown, PA 18104. 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,



From: Sent: To: Cc:	Friday, April 19, 2024 4:.	38 PM
Subject:	RE:	- Twitter X - Customer Complaint -
Customer was spoken to at 4:1	2pm.	
	LENDER ST COAST ARS IN A ROW	
Confidential		
From: Sent: Friday, April 19, 2024 4:28	PM	
То:		
Subject: RE: Importance: High	- Twitter X - Customer Co	omplaint -
Thank you, Can you just o	onfirm the approximate t	ime that the Customer was called for our records?
	lost Convenient Ban	ak Account, AMCB USPC Customer Cares
Confidential		
From: Sent: Friday, April 19, 2024 4:03	PM	
То:		

Subject: FW: - Twitter X - Customer Complaint -

Good afternoon,

Manager has reached out to the customer and left a voicemail. If we receive contact from the customer by EOD we will update thread.

Long Island East - Suburban NY

TD Bank, America's Most Convenient Bank



From:

Sent: Friday, April 19, 2024 5:52:45 PM

To:

- Twitter X - Customer Complaint -

Good Afternoon,

Please review and respond.

SLA 4/20 11:33AM

TD Bank, America's Most Convenient Bank

PTO ALERT: 5/9, 5/15-5/20



Confidential

Confidential

From:

Sent: Friday, April 19, 2024 11:33 AM



Please Note: SLA (Customer Contact) is due within 24 hours from the date and time the original email is sent from Social Media Team.

Customer Information		
Customer Name		
Contact Information		
Customer Influence		
Account Number		
Social Channel	Twitter X	
Twitter X Handle/Facebook Name		
	ro Information	

Store information			
Store Name & Address			
Market	Suburban NY & Fairfield, CT		
Market President of Retail			
Retail Market Manager			

reached out to us on Twitter X about the closing of the Sayville Store. The notice they received about the closing claims employees will be moved to another location, however, the staff at the Store have told this is not true and they will be losing their jobs. is also upset about having to drive out of their way to the next nearest bank, as they originally opened their account with us due to the Sayville location being close to their business.



and i have to drive out of the way when the reason i got the account was because it

was close to my store.

4

TD Routing 10:47 AM Thank you for contacting TD Bank, America's Most Convenient Bank. For your own security and safety, never send personal or confidential information (account numbers, PIN numbers, usernames, passwords or any other confidential information) through this forum. Please note, we may request contact information in order to further assist you. Conversations may be retained. 10:48 AM the letter you sent says 'same friendly faces' . thats not true. the friendly faces at my TD sayville bank wont have a job. 10:48 AM appreciate you reaching out. I'd like to escalate your concerns to my Leadership Team. To do so, I'll need your first and last name, as well as contact phone number. Once escalated, someone will connect with you within 3 business days. 10:49 AM business account with TD under 10:50 AM Thank you! I'll work on this now and update you shortly with a reference ID number, once generated. 10:54 AM Ok 11:29 AM Thanks for waiting. Your escalation ID is: Please remember to allow up to 3 business days for a call. Thanks again,

they/she

Contact Center Representative III – Specialties | Digital Media

Bank, America's Most Convenient Bank

Confidential



April 25, 2024

Dear

Thank you for your recent communication regarding the consolidation of our Store located at 188 North Main St. Sayville NY. 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

From:			
Sent:	Sunday	April 21	2024 12:03

Sent: Sunday, April 21, 2024 12:03 PM **To:**

Subject: local branch closing

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 VOUS NE FAITES PAS CONFIANCE

We received a letter that our local TD Bank (424 Main Street, Barton, VT) is closing in July. Can I please receive an explanation as to why this branch is closing? The letter did not elaborate on details. Without the Barton branch, the closest TD Bank for my family will be 301 Railroad Street, St. Johnsbury, VT. That changes our round-trip travel for banking from about 18 miles (or a quick stop on the way home from work) to 46 miles.



May 7, 2024



Dear :

Thank you for your recent communication regarding the consolidation of our Store located at 424 Main Street in Barton, VT. 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.

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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,

