

HOW TO READ YOUR

Annual escrow disclosure

1 ESCROW ITEM:
Name of Tax County, Insurance Company and the projected amount owed for the coming year.

2 ACTIVITY ESTIMATE:
Estimation of transaction activity based on the projected totals.

3 ESCROW VARIANCE:
Amount of shortage or surplus based on the projected total.

Shortage:


Not enough funds in escrow account to pay for estimated items in next 12 months. The total shortage amount will be divided by 12 and added onto the next 12 monthly payments. You have the option to pay the total shortage amount within 15 days prior to the effective date of the new payment. Doing so will eliminate the amount being added onto the next 12 monthly payments.

Deficiency:

The negative balance in an escrow account. Occurs when funds have been advanced to cover disbursements for escrow bills, which causes a negative balance in the escrow account during the previous year.

Surplus:

If you have a surplus over \$50, we will mail you a refund check within 30 days of the escrow analysis statement being mailed. If you have a surplus under \$50, the surplus will be spread over the next 12 payments and your monthly payment will be adjusted.



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Annual Escrow Account Disclosure
Statement-Projections for Coming Year
Analysis Period: 04/16 Through 03/17
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Account: 123456789
Note: 00003
Current Date: 02/12/16
Next Payment Due: 03/01/16

Call 800-908-2265 with questions on your statement.

ESC#	Escrow Item	Annual Amt	Monthly Amt	Next Due	Frequency
(01)	ND CASS COUNTY	5,280.74	440.06	02/10/17	Annual
(02)	ABC INSURANCE COMPANY	917.00	76.41	10/01/16	Annual
	Total Projected	\$6,197.74	\$516.47		

Required Low Balance: \$1,032.95

The following is an estimate of activity in your escrow account during the coming year based on payments anticipated to be made from your account.

Month/ Year	Payments To Escrow Account	Payments From Escrow Account	Escrow #	Escrow Account Balance
Target Starting Balance as of 03/16.....				
04/16	516.47	0.00		1,549.52
05/16	516.47	0.00		2,065.99
06/16	516.47	0.00		2,582.46
07/16	516.47	0.00		3,098.93
08/16	516.47	0.00		3,615.40
09/16	516.47	0.00		4,131.87
10/16	516.47	917.00	02	4,648.34
11/16	516.47	0.00		4,247.81
12/16	516.47	0.00		4,764.28
01/17	516.47	0.00		5,280.75
02/17	516.47	5,280.74	01	5,797.22
03/17	516.47	0.00		1,032.95
	6,197.64	6,197.74		1,549.42

Starting Balance should be: \$1,549.52 To meet required low balance
Escrow balance: (\$638.31) Projected thru end of 03/16
Shortage: \$2,187.83
Deficiency Amount: \$638.31 Remaining shortage: \$1,549.52

The shortage in your account will be spread over the next 12 payments.
Starting 04/01/16 shortage adjustment (Shortage / 12): \$129.13
The deficiency in your account will be spread over the next 12 payments.
Starting 04/01/16 deficiency adjustment (Deficiency / 12): \$53.19

Annual escrow disclosure (Cont.)

4 NEW PAYMENT:
Amount of the monthly payment (including principal, interest, taxes and insurance) and the date it goes into effect.

Call 800-908-2265 with questions on your statement.

Impact of Analysis on Monthly Payment

Escrow Payment			516.47
Shortage Adjustment	+		129.13
Deficiency Adjustment	+		53.19
Rounding Adjustment	-		0.25
			698.54
Revised Escrow Payment			698.54
Principal & Interest	+		1,240.46
			1,939.00

*****Your New Payment Commencing 04/01/16 \$1,939.00**

If shortage of \$2,187.83 is paid prior to 03/15/16, your new payment will be \$1,757.00.

5 PROJECTED AND ACTUAL ACTIVITY:
A list of the projected payments to your escrow from the last 12 months alongside the actual payments, and a list of projected payments from your escrow alongside the actual payments.

Account: 123456789
Note: 00003
Current Date: 02/12/16
Next Payment Due: 03/01/16

Call 800-908-2265 with questions on your statement.

ESC# Escrow Item
(01) ND CASS COUNTY
(02) HAZARD INSURANCE
(00) GENERAL DISBURSEMENT

The following is a statement of activity in your escrow account from 02/15 through 03/16 as well as projected activity as disclosed to you in 02/15.

Month/ Year	Payments To Escrow		Payments From Escrow		Escrow Balance		
	Projected	Actual	Projected	Esc#	Actual	Projected	Actual
Starting Balance as of 01/15.....						N/A	3,199.44
02/15	N/A	546.52	N/A	00	2,633.01	N/A	1,112.95
03/15	N/A	370.54	N/A		0.00	1,112.95	1,483.49
04/15	370.98	370.54 *	0.00		0.00	1,483.93	1,854.03
05/15	370.98	370.54 *	0.00		0.00	1,854.91	2,224.57
06/15	370.98	370.54 *	0.00		0.00	2,225.89	2,595.11
07/15	370.98	370.54 *	0.00		0.00	2,596.87	2,965.65
08/15	370.98	370.54 *	0.00		0.00	2,967.85	3,336.19
09/15	370.98	370.54 *	0.00	02	917.00 *	3,338.83	2,789.73
10/15	370.98	370.54 *	851.00	02	0.00 *	2,858.81	3,160.27
11/15	370.98	370.54 *	0.00		0.00	3,229.79	3,530.81
12/15	370.98	370.54 *	0.00		0.00	3,600.77	3,901.35
01/16	370.98	370.54 *	0.00		0.00	3,971.75	4,271.89
02/16	370.98	0.00 *	3,600.77	01	5,280.74 *	741.96	1,008.85 -P
03/16	370.98	370.54 P	0.00		0.00	1,112.94	638.31 -P
TOTALS	4,451.76	4,993.00 P	4,451.77		8,830.75		

Anticipated payments from escrow from prior year: \$4,451.77
 Your lowest monthly balance should not have exceeded: \$741.96
 The lowest balance was: \$1,008.85 -

An asterisk (*) indicates a difference from a previous estimate either in the date or the amount. P indicates projected activity to or from your escrow account. For a further explanation, please call us.

Payment Information From Past Year

Escrow Payment			370.54
Principal & Interest	+		1,240.46
			\$1,611.00