

## Understanding Your Statement Is Easy

An escrow account is established on your behalf to make it easier for you to make your payments for property taxes, homeowners insurance, flood insurance, and private mortgage insurance (if necessary).

## Reading Your Annual Escrow Statement

**1 Anticipated Escrow Account Disbursement** Escrow disbursements are the payments Community expects to make from your escrow account over the next year. This includes an estimate of your payments to city and/or county tax, hazard and/or flood insurance, and private mortgage insurance.

**2 Total New Payment**

This is the total amount of your new monthly mortgage payment, which includes principal and interest. This section also shows the date your new payment amount goes into effect.

**3 The projection for the coming year**

This section gives a breakdown of your escrow payment collection and disbursements from your escrow account.

**4 Difference between Actual and Required Balance**

**Shortage:** If you go to the low point (identified as LP) of the "Required Balance" column and the amount is greater than the amount in the "Projected Balance" column (to the left of the actual balance column), you have a shortage. A shortage is a result of an increase in anticipated taxes and/or insurance, or from not paying the total required monthly escrow payment. A shortage spread is automatically added to future payments and included in your Total New Payment.

**Surplus:** If you go to the low point (identified as LP) of the "Required Balance" column and the amount is lower than the amount in the "Projected Balance" column (to the left of the required balance column), you have a surplus. You will be reimbursed the full amount of the surplus if it is more than \$50 and you're current with your mortgage payments; otherwise, the funds will remain in your escrow account and will apply to your future payments. If the surplus is less than \$50, it can be spread over your future payments up to 12 months. This is known as the overage spread or monthly escrow adjustment.



P.O. Box 331409  
Miami FL 33233-1409

**1 ANTICIPATED ESCROW ACCOUNT DISBURSEMENTS**

HAZARD INS	\$624.30
COUNTY TAX	\$497.48
Disbursements Outside Proj	
<b>Total</b>	<b>\$1,121.78</b>
Escrow Payment Calculation	\$1,121.78 / 12 months = \$93.48

**2 NEW PAYMENT IS AS FOLLOWS:**

Principal and Interest	\$759.86
Required Escrow Payment	\$93.48
Shortage/Surplus Spread	\$3.84
Optional Coverages	
Buydown or Assistance Payments	
Other	

<b>Total Payment</b>	<b>\$857.18</b>
<b>New Payment Effective Date:</b>	<b>11/01/2017</b>
<b>Current Payment Due Date:</b>	<b>MM/DD/YY</b>

ANNUAL ESCROW ACCOUNT DISCLOSURE STATEMENT AND CHANGE OF PAYMENT NOTICE PREPARED FOR ACCOUNT NUMBER: 000000000 ESCROW ANALYSIS DATE: 08/02/2017

Mortgagor Name  
Co Mortgagor Name  
Street Address  
City, State Zip-Zip+Suffix

This statement provides a detailed summary of activity related to your escrow account. Community Loan Servicing maintains your escrow account to pay such items as property taxes, insurance premiums, and/or mortgage insurance. The escrow items to be disbursed from your account over the next twelve months are summarized above.

**3 ESCROW ACCOUNT PROJECTION FOR THE COMING YEAR**

The following estimate of activity in your escrow account from 11/2017 through 10/2018 is provided for your information. All payments we anticipate receiving as well as disbursements we anticipate making on your behalf are included. This also includes the Projected Escrow Account Balance, derived by carrying forward your current actual escrow balance. Please retain this statement for comparison with the actual activity in your account at the end of the next escrow account computation year.

MONTH	PAYMENTS TO ESCROW ACCOUNT	PAYMENTS FROM ESCROW ACCOUNT					ESCROW ACCOUNT BALANCE	
		MIP/PMI	FLOOD	HAZ. INS.	WIND INS.	TAXES	PROJECTED	REQUIRED
STARTING BAL.							\$451.30*	\$497.48*
NOV 17	\$93.48					\$544.98	\$590.96	
DEC 17	\$93.48				\$497.48	\$140.99*	\$198.96LP	
JAN 18	\$93.48					\$234.34	\$290.44	
FEB 18	\$93.48					\$327.82	\$373.92	
MAR 18	\$93.48					\$421.30	\$467.40	
APR 18	\$93.48					\$514.78	\$560.88	
MAY 18	\$93.48					\$608.26	\$654.36	
JUN 18	\$93.48					\$701.74	\$747.84	
JUL 18	\$93.48					\$795.22	\$841.32	
AUG 18	\$93.48		\$924.30			\$701.74	\$747.84	
SEP 18	\$93.48					\$608.26	\$654.36	
OCT 18	\$93.48					\$514.78	\$560.88	
<b>Total</b>	<b>\$1,121.78</b>		<b>\$924.30</b>		<b>\$497.48</b>	<b>\$451.30</b>	<b>\$497.48</b>	

(1) Your current escrow balance is \$999.99. To project the next year's tax and insurance payment we added \$999.99 for payments not yet made and subtracted \$999.99 for disbursements not yet made. This brings your projected starting balance to \$999.99 (see breakdown on next page).

(LP) The lowest (LP) required escrow balance for the next 12 months is scheduled to be \$999.99(cushion) which is 1/6 of the anticipated escrow account installment. Under Federal Law (RESPA) or applicable state law, the cushion in your escrow account is permitted (excluding MIP/PMI).

(\*) Your lowest (\*) projected escrow balance for the next 12 months is scheduled to be \$999.99. The difference between the lowest projected balance and cushion is \$999.99. This is your shortage once all payments not yet made for the tax and insurance portion received.

(2) Based on the escrow account projection for the coming year indicated above, your escrow account requires a starting escrow balance of \$999.99 to arrive at the lowest (LP) required escrow balance.

**IF YOU ARE REPRESENTED BY AN ATTORNEY, PLEASE NOTIFY US AND PROVIDE THIS CORRESPONDENCE TO YOUR ATTORNEY.**

\*The projected escrow surplus is only valid for loans that are current at the time of the analysis. An account is current if the payment is received within 30 days of the payment due date.\*

\*This escrow analysis is based on the assumption that all escrow advances made on your loan prior to your bankruptcy filing date are included in your bankruptcy plan and will be paid through that plan. In other words, we are only analyzing for taxes (and insurance if applicable) that will come due after your current bankruptcy filing date.\*

Continue on to SIDE 2.



## Payments to Esc. Account

These are the payments we projected you would make, as well as the actual payments you made to your escrow account each month over the past year.

## 6 Payments From Esc. Account

These are the amounts we projected to pay, as well as the actual amounts we paid from your escrow account for property taxes and/or insurance each month over the past year.

## 7 Description

This is a short description of each payment Community made from your escrow account, such as:

- **HAZARD INS or INSUR:** Hazard insurance.
- **TOWN TAX -1ST & -2ND:** The first and second installment of your town property taxes.

## 8 Projected Escrow Account Balance

These are the balances Community projected would be in your escrow account each month over the past year.

## 9 Actual Escrow Balance

These are the actual balances that were in your escrow account each month over the past year. The L represents the lowest balance held in your account during that year.

## 10 Beginning Projected Balance

This is how much money is projected to be in your escrow account at the beginning of the next 12 month cycle based on three factors:

**Current Escrow Balance:** The amount of money you currently have in your escrow account.

**Payments Not Yet Made:** The total amount of expected payments that you have not made.

### ANNUAL ESCROW ACCOUNT DISCLOSURE STATEMENT - ACCOUNT HISTORY

Account Number: 0001234567

Name: JOHN Q SAMPLE

This is a statement of actual activity in your escrow account from 02/2017 through 01/2018. Last year's projections are next to the actual activity. Your mortgage payment for the past year was \$2471.03 of which \$1864.05 was for principal and interest and \$606.98 went into your escrow account. An asterisk(\*) indicates a difference from a previous estimate either in the date or the amount. An 'E' indicates a projected disbursement or payment.

MONTH	5 PAYMENTS TO ESC. ACCT. PROJECTED	ESC. ACCT. ACTUAL	6 PAYMENTS FROM ESC. ACCT. PROJECTED	ESC. ACCT. ACTUAL	7 DESCRIPTION	8 ESCROW BAL. PROJECTED	9 COMPARISON ACTUAL
STARTING BAL						\$1,518.14	\$12,918.54-
FEB 17	\$593.40	*				\$2,111.54	\$12,918.54-
MAR 17	\$593.40	*				\$2,704.94	\$12,918.54-
APR 17	\$593.40	*	\$1,448.83	\$1,473.33 *	TOWN TAX-4TH	\$1,849.51	\$14,391.97-
MAY 17	\$593.40	*				\$2,442.91	\$14,391.97-
JUN 17	\$593.40	*				\$3,036.31	\$14,391.97-
JUL 17	\$593.40	*	\$1,413.06	\$1,479.28 *	TOWN TAX-1ST	\$2,216.65	\$15,871.25-
AUG 17	\$593.40	*				\$2,810.05	\$15,871.25-
SEP 17	\$593.40	*				\$3,403.45	\$18,287.25-
OCT 17	\$593.40	*	\$1,413.05	\$1,479.27 *	HAZARD INS	\$2,583.80	\$19,766.52-
NOV 17	\$593.40	*	\$1,397.00	*	HAZARD INSUR	\$1,186.80	\$19,766.52-
DEC 17	\$593.40	\$20,274.55 *E				\$1,780.20	\$19,766.52- L
JAN 18	\$593.40	\$606.98 *E	\$1,448.85	\$1,473.34 *E	TOWN TAX-3RD	\$2,373.60	\$508.03
Total	\$7,120.80	\$20,881.53	\$7,120.79	\$8,321.22		\$1,518.15	\$358.33-

10 Current Escrow Balance	\$19,766.52-
Payments Not Yet Made	\$20,881.53
Disbursements Not Yet Made	\$1,473.34
Projected Escrow Balance	\$358.33-

OVER THIS PERIOD, AN ADDITIONAL \$0.00 WAS DEPOSITED INTO YOUR ESCROW ACCOUNT FOR INTEREST ON ESCROW.

Under the Federal Law (RESPA) or applicable state law, the lowest monthly escrow balance should be no less than \$1186.80 or 1/6 of the anticipated escrow account payment. Your actual lowest escrow balance was \$-19,766.52.

Should you require additional information, please call our toll free number, 1-800-457-5105.

## Frequently Asked Questions:

### What is an escrow analysis?

An escrow analysis helps determine how much money should be held in an escrow account to cover future tax and insurance obligations. Annually, an escrow analysis is performed to establish whether the monthly payment amount needs to be adjusted or not. Adjustments would be based on payments that were made on your behalf, estimated future amounts, and the balance in your escrow account at the time of analysis.

### When is an escrow analysis performed on my account?

An analysis of your escrow account is performed once every twelve months. However, we may analyze your account more frequently.

### What is a cushion or reserve requirement?

Your loan documents may refer to a reserve, sometimes also called a "cushion". This reserve requirement is permitted by federal and most state laws and acts as an additional safeguard to cover unanticipated costs or expenditures made before all of your payments have been made into your escrow account.

### Why did my monthly mortgage payment change?

Changes to the escrow portion of your monthly mortgage payment are typically the result of changes in your property taxes and/or hazard insurance.

### Can Community Loan Servicing tell me why my tax payment, special assessment, or insurance premiums changed?

Community Loan Servicing can only assist you with information pertaining to your mortgage. We are not able to determine why there have been changes in your taxes, insurance, or special assessments.

### If I have a large escrow shortage, what are my options if I can't make a larger payment?

If an escrow account analysis discloses a shortage that is greater than or equal to one month's escrow account payment, Community Loan Servicing has spread the shortage automatically over at least a 12-month period and added to future payments.

