

Annual Escrow Analysis



244 South Gateway Place
Jenks, OK 74037-3448

1-000-0000-0001000-001-000-000-000-000

JON SMITH
SUSAN SMITH
100 ROAD WAY ST
CITYTOWN USA 70000-1000

YOUR MORTGAGE PAYMENT MAY BE CHANGING

Loan Number: 0000000001
Escrow Statement Date: 11/23/16
New Payment Effective Date: 1/1/17
New Monthly Payment: \$641.75
For Property Located At: 100 ROAD WAY STREET
CITYTOWN USA 70000-0000

CONTACT US

► Email: customercare@gatewayloan.com
► Customer Service: 877.764.9319
► Mail your payment: P.O. Box 21044
Tulsa, OK 74121

Annual Escrow Account Disclosure Statement

Current Monthly Mortgage Payment

Your Current Payment...	Effective 01/01/17, You Must Pay...
Old Monthly Payment: \$574.74	New Monthly Payment: \$641.75
PRIN & INT: \$386.52	PRIN & INTEREST: \$386.52
ESCROW PAYMENT: \$188.79	ESCROW PAYMENT: \$187.00
SURPLUS REDUCTN: \$0.57	SHORTAGE PYMT: \$68.23

New Monthly Mortgage Payment

Your new total monthly payment is \$641.75 effective with your 01/01/2017 payment.

Anticipated Activity Summary

This section reflects last year's anticipated credits (payments to escrow as part of your normal monthly payment) and disbursements (money we pay out on your behalf). It also indicates the required monthly escrow payment needed in order to have sufficient funds in your escrow account for all required disbursements.

Anticipated Activity From 01/01/2016				
Date	Anticipated Payments To Escrow	Anticipated Payments From Escrow	Bill Description	Required Escrow Balance
				Starting Balance \$693.15
Jan 2016	\$188.79	\$89.76	RISK BASE	\$792.16
Feb 2016	\$188.79	\$89.76	RISK BASE	\$891.17
Feb 2016	\$0.00	\$0.00	PREM	\$891.17
Feb 2016	\$0.00	\$0.00	PREM	\$891.17
Mar 2016	\$188.79	\$89.76	RISK BASE	\$990.18
Apr 2016	\$188.79	\$89.76	RISK BASE	\$1,089.19
Apr 2016	\$0.00	\$333.20	COUNTY TAX	\$755.99
May 2016	\$188.79	\$89.76	RISK BASE	\$855.00
Jun 2016	\$188.79	\$89.76	RISK BASE	\$954.01
Jul 2016	\$188.79	\$855.00	HOMEOWNERS INS	\$287.80
Jul 2016	\$0.00	\$89.76	RISK BASE	\$198.02
Aug 2016	\$188.79	\$89.76	RISK BASE	\$307.03

Actual Activity From 01/01/2016				
Date	Actual Payments To Escrow	Actual Payments From Escrow	Bill Description	Actual Escrow Balance
				Starting Balance \$700.10
Jan 2016	\$188.22	\$89.76	MIP/PMI	\$798.54
Feb 2016	\$188.22	\$89.76	MIP/PMI	\$896.98
Feb 2016	\$0.00	\$89.76	MIP/PMI	\$807.20
Feb 2016	\$0.00	\$828.00	HOMEOWNERS INS	\$18.80
Mar 2016	\$376.44	\$333.20	COUNTY TAX	\$84.44
Apr 2016	\$188.22	\$89.76	MIP/PMI	\$405.88
Apr 2016	\$0.00	\$333.20	COUNTY TAX	\$122.88
May 2016	\$188.22	\$89.76	MIP/PMI	\$251.32
Jun 2016	\$188.22	\$89.76	MIP/PMI	\$319.76
Jul 2016	\$188.22	\$855.00	HOMEOWNERS INS	\$347.02
Jul 2016	\$0.00	\$89.76	MIP/PMI	\$436.80
Aug 2016	\$188.22	\$89.76	MIP/PMI	\$338.39
Sep 2016	\$188.22	\$87.99	MIP/PMI	\$238.13
Oct 2016	\$188.22	\$87.99	MIP/PMI	\$137.80
Nov 2016	\$188.22	\$87.99	MIP/PMI	\$37.87
Dec 2016	\$0.00	\$0.00		\$37.87
Total	\$2,591.84	\$3,329.61		

Actual Activity Summary

This section reflects the actual history of all credits (payments to escrow) and disbursements (payments from escrow) made from the last time we analyzed your escrow account until this time.



Loan Number: 0004180935
Name: JOHN SMITH
Shortage Amount: \$818.81

ESCROW SHORTAGE COUPON

You have the following options to repay your Escrow Shortage:

- A. Do Nothing - The total shortage has been divided over 12 months and \$68.23 will automatically be added to your monthly payment beginning January 01, 2017.
- B. Repay the Escrow Shortage in Full - Please submit a check in the amount of \$818.81 along with this coupon to the address listed. Your new monthly payment will be \$373.52 once the full escrow shortage is paid in full.

Amount Enclosed \$ _____

Escrow Shortage Coupon or Surplus Check

If you have a shortage, you can use this coupon to mail a full payment of your escrow shortage. If you have a surplus, your surplus check will be attached here. Please detach the check and cash it.

Expected Escrow Activity for Next Year

We've calculated what we expected your escrow account balance will be for the upcoming year, based on your current tax and insurance expenses. However, your account could have a shortage or a surplus at the end of the upcoming year if your tax and/or insurance costs change.

Anticipated Activity for the Next 12 months				
Date	Anticipated Payments To Escrow	Anticipated Payments From Escrow	Bill Description	Required Escrow Balance
				Starting Balance \$129.98
January 2017	\$187.00	\$87.99	RISK BASE PREM	\$26.65
February 2017	\$187.00	\$87.99	RISK BASE PREM	\$72.36
March 2017	\$187.00	\$87.99	RISK BASE PREM	\$171.37
April 2017	\$187.00	\$87.99	RISK BASE PREM	\$270.38
April 2017	\$0.00	\$333.20	COUNTY TAX	\$62.82
May 2017	\$187.00	\$87.99	RISK BASE PREM	\$36.19
June 2017	\$187.00	\$87.99	RISK BASE PREM	\$135.20
July 2017	\$187.00	\$855.00	HOMEOWNERS INS	\$532.80
July 2017	\$0.00	\$87.99	RISK BASE PREM	\$620.79
August 2017	\$187.00	\$87.99	RISK BASE PREM	\$521.78
September 2017	\$187.00	\$87.99	RISK BASE PREM	\$422.77
October 2017	\$187.00	\$87.99	RISK BASE PREM	\$323.76
November 2017	\$187.00	\$87.99	RISK BASE PREM	\$224.75
December 2017	\$187.00	\$87.99	RISK BASE PREM	\$125.74
Total	\$2,244.00	\$2,244.08		

Expected Escrow Payments for the Next Year

These are the tax and/or insurance amounts we expect to pay in the next 12 months, and when we expect to pay them. If you believe information is missing or incorrect, please call us 1-877-764-9319.

Required Escrow Balance

This section reflects what your escrow balance must be to make sure your account does not fall below what is needed over the next 12 months.

How We Calculate Your Surplus or Shortage

- The anticipated starting balance for the upcoming 12 month period is \$125.66. The required escrow balance is \$693.15, and reflects what your escrow balance must be to ensure your account does not fall below the minimum required balance (escrow cushion) over the next 12 months.
- An escrow cushion is a required reserve amount set by the Real Estate Settlement and Procedures Act (RESPA) and cannot exceed 1/8th of your total annual escrow expenses, excluding mortgage insurance premiums, unless state law specifies a lower amount.
- Your escrow cushion is \$198.02, which is 2 month(s) Tax and Insurance only. Since your escrow balance is projected to fall to its lowest point in July 2017, your required escrow balance for this month is equal to your escrow cushion.
- Subtract the anticipated escrow balance from the required escrow balance to determine your escrow surplus or shortage.

Escrow Payment Calculation

- Divide total annual expenses, \$2,244.08, by 12 to determine the unadjusted escrow payment. This is the base amount that must be paid into your escrow account each month to meet all expense obligations.
- Your account also contains a shortage of \$818.81.
- Your total escrow payment is \$255.23 and is required to be paid with your total monthly mortgage payment.

Unadjusted escrow payment <small>(1/12th of your total annual expenses)</small>	\$187.00	Principal & Interest	\$386.52
Shortage Payment	\$68.23	Escrow	\$187.00
		Shortage Payment	\$68.23
Total Escrow Payment	\$255.23	New Monthly Payment	\$641.75

