

Annual Escrow Account Statement Sample ONLY

All inputted data is fictitious.

1. Payments to Escrow Account

Monthly amount we expect to add to your mortgage payment to fund your escrow account

2. Payments from Escrow Account

Amounts we expect to pay from your escrow account when your tax and insurance bills are due

3. Description

The bills we expect to pay

4. Projected Escrow Balance

(including Required Starting Balance)

We project the payment amounts to and from your escrow account for each of the next 12 months. The lowest balance in any given month (\$1,004.16 in this example) should be less than double the monthly payment to your escrow account (the maximum would be \$2,008.32 in this example).

In this example, monthly payments to your escrow are projected to be \$1,004.16 for the next 12 months. We require an extra month's payment in case of any increases to your bill amounts. As a result, our projection requires a balance of \$2,008.36 in the account in the first month. To meet this requirement, you need a starting balance of \$1,004.20 in the account.

5. Deficiency, Shortage, and Surplus Explanations

You may have a surplus or deficiency from the actual amounts paid in the prior year (in this example, the member has a deficiency of \$33.80). When there is a deficiency, you will not have enough money to cover the starting balance. You will therefore have a shortage.

If you have a deficiency and shortage, we can add it to the escrow portion of your mortgage payment. You can also pay it to us directly. If you have a surplus of \$50.00 or less, it will remain in your escrow account. A surplus of more than \$50.00 will be refunded to you.



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Statement Date: 08-15-2019
 Account Number: 0000000000
 Escrow Balance: \$3,992.97

JOSEPH BLOGGS
 1234 SAMPLE LANE
 NEW YORK, NEW YORK 00000

For Customer Inquiries Call:
 1-800-891-2471

ANNUAL ESCROW ACCOUNT DISCLOSURE STATEMENT
PROJECTIONS FOR COMING YEAR 10-2019 THRU 09-2020

This 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	Description	Projected Escrow Balance
Required Starting Balance.....				1,004.20
10-2019	1,004.16	0.00		2,008.36
11-2019	1,004.16	0.00		3,012.52
12-2019	1,004.16	0.00		4,016.68
01-2020	1,004.16	0.00		5,020.84
02-2020	1,004.16	0.00		6,025.00
03-2020	1,004.16	5,318.53	DISTRICT OF COLUMBIA County Taxes	1,710.63
04-2020	1,004.16	0.00		2,714.79
05-2020	1,004.16	0.00		3,718.95
06-2020	1,004.16	0.00		4,723.11
07-2020	1,004.16	1,633.00	STATE FARM FIRE AND CASUALTY Hazard	4,094.27
08-2020	1,004.16	0.00		5,098.43
09-2020	1,004.16	5,098.43	DISTRICT OF COLUMBIA County Taxes	1,004.16

Under Federal Law, your lowest monthly balance should not exceed \$2,008.33 or 2 months of the anticipated payments from escrow. We chose a low balance of \$1,004.16 or 1/12th of anticipated payments from escrow. In order to achieve this low balance, your starting balance should be \$1,004.20 as shown above.

In fact, your anticipated escrow balance at the beginning of 10-2019 is \$-33.80. This means that you have a deficiency of \$33.80. This deficiency may be collected from you over a period of 2 to 12 months unless the deficiency is less than 1 month's deposit, in which case we have the additional option of requesting payment within 30 days. We have decided to collect it over 12 months.

After considering the deficiency, you still have a remaining shortage of \$1,004.20. This shortage may be collected from you over a period of 12 months unless the shortage is less than 1 month's deposit, in which case we have the additional option of requesting payment within 30 days. We have decided to collect it over 12 months.

Please keep this statement for comparison with the actual activity in your escrow account at the end of the escrow computation year.

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6. Account History

For the past 12 months, compare actual payments to and from your escrow account to the projections we had made.

In this example, the member ended the last year with a shortage of \$33.80. This amount was carried over to the next year as a deficiency.

7. Calculating Your Projections

This explains how the 'projected payments to escrow' were calculated last year.

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 Statement Date: 08-15-2019
 Account Number: 000000000

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Your new monthly mortgage payment for the coming year starting 10-2019 will be \$5,024.47 of which \$3,933.81 will be for principal and interest, and \$1,090.66 will go into your escrow account. The terms of your loan may result in changes to the monthly principal and interest payments during the year.

**ANNUAL ESCROW ACCOUNT DISCLOSURE STATEMENT
ACCOUNT HISTORY**

This is a statement of the activity in your escrow account from 10-2018 up to the beginning of your new escrow computation year - 10-2019.

Your monthly mortgage payment for the period was \$4,878.74 of which \$3,807.08 was for principal and interest, and \$1,071.66 went into your escrow account.

The following compares Actual Activity to Prior Projection:

Month/ Year	Projected Payments To Escrow	Actual Payments To Escrow	Projected Payments From Escrow	Actual Payments From Escrow	Payments From Escrow Description	Escrow Balance Projected	Escrow Balance Actual
Starting Balance						953.65	-843.76
10-18	953.64	1071.66	0.00	0.00*		1,907.29	227.90
11-18	953.64	2143.32	0.00	0.00*		2,860.93	2,371.22
12-18	953.64	0.00	0.00	0.00*		3,814.57	2,371.22
01-19	953.64	1071.66	0.00	0.00*		4,768.21	3,442.88
02-19	953.64	1071.66	0.00	0.00*		5,721.85	4,514.54
03-19	953.64	1071.66	5098.43	5318.53*	DISTRICT OF COLUMBIA County Taxes	1,577.06	267.67
04-19	953.64	1071.66	0.00	0.00*		2,530.70	1,339.33
05-19	953.64	1071.66	0.00	0.00*		3,484.34	2,410.99
06-19	953.64	1071.66	0.00	0.00*		4,437.98	3,482.65
07-19	953.64	1071.66	1628.00	1633.00*	STATE FARM FIRE AND CASUALTY Hazard	3,763.62	2,921.31
08-19	953.64	1071.66	0.00	0.00*		4,717.26	3,992.97
09-19	953.64	0.00	4717.26	0.00*		953.64	3,992.97
		1071.66		5098.43	Anticipated		-33.80

An asterisk (*) indicates a difference from a previous estimate either in the date or the amount.

On your prior statement, we anticipated that payments from your account would be made during the escrow computation year totaling \$11,443.69. Under Federal Law, your lowest monthly balance should not have exceeded \$1,907.28 or 1/6 of anticipated payments. We chose a low balance of \$953.64 or 1/12th of anticipated payments from escrow.

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