# 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)

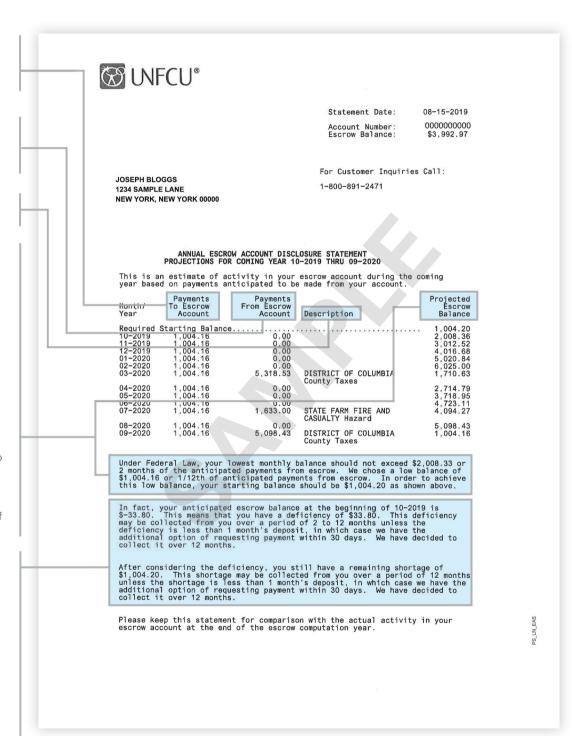
We project the payment amounts to and from your escrow account for each of the next 12 months. The lowest balance in any given month (\$1,004.16 in this example) should be less than double the monthly payment to your escrow account (the maximum would be \$2,008.32 in this example).

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.



### 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.

Page: Statement Date:

08-15-2019

Account Number:

0000000000

JOSEPH BLOGGS 1234 SAMPLE LANE NEW YORK, NEW YORK 00000

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:				
Projected Payments Month/ To Year Escrow	Payments Payments To From	Actual Payments Payments From From Escrow Escrow Description	Escrow Balance Projected	Escrow Balance Actual
Starting Balanc 10-18 953.64 11-18 953.64 12-18 953.64 01-19 953.64 02-19 953.64 03-19 953.64	1071.66 0.00 2143.32 0.00 0.00 0.00 1071.66 0.00 1071.66 0.00	0.00* 0.00* 0.00* 0.00* 0.00* 5318.53*DISTRICT OF	953.65 1,907.29 2,860.93 3,814.57 4,768.25 5,721.85	-843.76 227.90 2,371.22 2,371.22 3,442.88 4,514.54 267.67
04-19 953.64 05-19 953.64 06-19 953.64 07-19 953.64	1071.66 0.00 1071.66 0.00 1071.66 0.00	COLUMBIA County Taxes 0.00* 0.00* 0.00* 1633.00*STATE FARM FIRE	2,530.70 3,484.34 4,437.98 3,763.62	1,339.33 2,410.99 3,482.65 2,921.31
08-19 953.64 09-19 953.64	1071.66 0.00 1071.66 0.00 4717.26	AND CASUALTY Hazard 0.00* 0.00* 5098.43 Anticipated	4,717.26 953.64	3,992.97 3,992.97 -33.80

An asterisk  $(\ensuremath{}^\bullet)$  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.