



**Your annual escrow statement**  
November 19, 2013

Loan number: 0039240916

**Questions?**

Visit us at  
[www.MortgageQuestions.com](http://www.MortgageQuestions.com)  
Call toll free 1-800-785-3158  
Fax 1-856-917-8300

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CHRISTOPHER M MCCRAE  
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SPRINGFIELD, MA 01118  
|||||||

**Your current monthly mortgage payment**  
as of 11/19/2013 \$1,152.56

**Your new monthly mortgage payment effective in January 2014**

Principal and interest	\$905.25
Escrow deposit*	\$448.44
Escrow shortage	\$104.01
<b>Total new monthly payment</b>	<b>\$1,457.70</b>

Please note: if you pay the shortage amount all at once, your new monthly payment will be \$1,353.69.

**Your escrow account balance**

Your projected balance on December 31, 2013	58.31
Your required balance on December 31, 2013	1,306.41
<b>Your escrow account shortage</b>	<b>\$1,248.10</b>

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**Your escrow account has a shortage**

Your escrow account has a shortage of \$1,248.10, which you are required to pay. The escrow shortage has been spread over 12-months and added to your new monthly payment. If you prefer to pay your escrow account shortage all at once, you may do so online. By paying the shortage amount now, your new monthly mortgage payment will be \$1,353.69.

Visit our website for up-to-date information about tax and insurance disbursements, recent payments, account balances and more!

**How we calculated your new monthly escrow payment**

To calculate your new monthly escrow payment, we added up the estimated or actual tax and insurance payments on your account for the 12 months starting with January 2014, and divided the total by 12.

CITY TAX	\$3,349.27
HAZARD INS	\$1,206.00
ESCROW DISBURSEMENTS	
ALREADY PAID	\$825.96
<b>Total</b>	<b>\$5,381.23</b>

**\*Your new monthly escrow payment (one-twelfth of the total) \$448.44**

**Your escrow account projections for the next year**

Date	Description	Estimated amounts paid into your escrow account (\$)	Estimated amounts paid out of your escrow account (\$)	Estimated escrow account balance (\$)	Required escrow account balance (\$)
	<b>Opening balance</b>			<b>58.31</b>	<b>1,306.41</b>
January	CITY TAX	448.44	995.63	-488.88	759.22*
February		448.44		-40.44	1,207.66
March		448.44		408.00	1,656.10
April	CITY TAX	448.44	995.62	-139.18	1,108.92
May		448.44		309.26	1,557.36
June		448.44		757.70	2,005.80
July	CITY TAX	448.44	679.01	527.13	1,775.23
August		448.44		975.57	2,223.67
September		448.44		1,424.01	2,672.11
October	CITY TAX	448.44	679.01	1,193.44	2,441.54
November	HAZARD INS.	448.44	1,206.00	435.88	1,683.98
December		448.44		884.32	2,132.42

\* Your required escrow account balance is the amount required by federal law, state law and your mortgage contract. It may include a cushion of up to \$759.22 (up to 2/12ths of the total estimated amount being paid out of your escrow account).

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**Escrow analysis coupon**

If you prefer to pay your escrow account shortage all at once, you may do so online.

**CHRISTOPHER M MCCRAE**

**Loan Number 0039240916**  
**Amount due \$1,248.10**

## Escrow Account History

This is a statement of actual activity in your escrow account shown in comparison to the projections we used in your prior escrow analysis.

Date	Description	Amounts paid into your escrow account		Amounts paid out of your escrow account		Escrow account balance	
		Estimated (\$)	Actual (\$)	Estimated (\$)	Actual (\$)	Estimated (\$)	Actual (\$)
<b>Opening balance</b>						<b>338.14</b>	<b>1,223.97</b>
January	CITY TAX	247.31	674.52 *	228.49	995.63*	356.96	902.86
February		247.31	316.14 *			604.27	1,219.00
March		247.31	173.16 *			851.58	1,392.16
April	CITY TAX	247.31	247.31	228.49	995.62*	870.40	643.85
May		247.31	247.31			1,117.71	891.16
June		247.31	*			1,365.02	891.16
July	CITY TAX	247.31	*	362.40	679.01*	1,249.93	212.15
August		247.31	*			1,497.24	212.15
September		247.31	*			1,744.55	212.15
October	CITY TAX	247.31	*	362.39	679.01*	1,629.47	-466.86
November	HAZARD INS.	247.31	1,483.86 E	960.00	1,206.00E	916.78	-189.00
December		247.31	247.31 E		E	1,164.09	58.31

\* An asterisk (\*) beside an amount indicates a difference from projected activity either in the amount or the date. The letter (E) beside an amount indicates that the payment or disbursement has not yet occurred, but is estimated to occur as shown.

Last year, we estimated that the total amount paid out of your escrow account would be \$2,141.77.

Under federal law, your lowest actual escrow account balance should not have been more than \$356.96. Your required escrow account balance is the amount required by federal law, state law and your mortgage contract. In addition to the actual projected disbursements from the account, your escrow account balance may include an amount not greater than one-sixth (1/6) of the estimated total annual disbursements from the escrow account.

When you provide a check as payment, you authorize us either to use the information from your check to make a one-time electronic fund transfer from your account, or to process the payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution. If you do not want us to use the information from your check to make a one time electronic funds transfer or if you have any questions, please call us at the phone number shown on the front of this statement.

### Change of name or address

If your contact information has changed, please give us the new information below.

Name (first, middle, last)		
Address (number and street)		Suite no.
City	State	Zip code
Home telephone ( )	Business telephone ( )	Extension
E-mail address		