



Annual Escrow Analysis



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

YOUR MORTGAGE PAYMENT MAY BE CHANGING
Loan Number: 000000001
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

Your Current Payment...	Effective 01/01/17, You Must Pay...
Old Monthly Payment: \$574.74	New Monthly Payment: \$641.75
PRIN & INTEREST \$386.52	PRIN & INTEREST \$386.52
ESCROW PAYMENT \$188.79	ESCROW PAYMENT \$187.00
SURPLUS REDUCTN \$0.00	SHORTAGE PYMT \$68.23

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

Anticipated Activity From 01/01/2016

This table illustrates anticipated activity at the time of your last escrow analysis.

Date	Anticipated Payments To Escrow	Anticipated Payments From Escrow	Bill Description	Required Escrow Balance
Starting Balance \$693.15				
Jan 2016	\$188.79	\$89.78	RISK BASE- PREM	\$792.16
Feb 2016	\$188.79	\$89.78	RISK BASE- PREM	\$891.17
Mar 2016	\$0.00	\$0.00	PREM	\$891.17
Apr 2016	\$0.00	\$0.00	PREM	\$891.17
May 2016	\$188.79	\$89.78	RISK BASE- PREM	\$990.18
Jun 2016	\$188.79	\$89.78	RISK BASE- PREM	\$1,089.19
Jul 2016	\$0.00	\$333.20	COUNTY TAX	\$755.99
Aug 2016	\$188.79	\$89.78	RISK BASE- PREM	\$855.00
Sep 2016	\$188.79	\$89.78	RISK BASE- PREM	\$954.01
Oct 2016	\$188.79	\$855.00	INS	\$287.80
Nov 2016	\$0.00	\$89.78	PREM	\$198.02
Dec 2016	\$188.79	\$89.78	RISK BASE- PREM	\$307.03
Jan 2016	\$188.79	\$89.78	RISK BASE- PREM	\$307.03

Actual Activity From 01/01/2016

This table illustrates actual activity of payments to and from your escrow account since your last escrow analysis.

Date	Actual Payments To Escrow	Actual Payments From Escrow	Bill Description	Actual Escrow Balance
Starting Balance \$700.10				
Jan 2016	\$188.22	\$89.78	MIP/PMI	\$758.54
Feb 2016	\$188.22	\$89.78	MIP/PMI	\$658.56
Mar 2016	\$0.00	\$89.78	MIP/PMI	\$897.20
Apr 2016	\$0.00	\$89.78	MIP/PMI	\$1,086.00
May 2016	\$378.42	\$333.20	COUNTY TAX	\$116.80
Jun 2016	\$541.42	\$89.78	MIP/PMI	\$456.08
Jul 2016	\$0.00	\$333.20	COUNTY TAX	\$122.88
Aug 2016	\$188.22	\$89.78	MIP/PMI	\$221.10
Sep 2016	\$188.22	\$89.78	MIP/PMI	\$238.13
Oct 2016	\$188.22	\$87.99	MIP/PMI	\$179.26
Nov 2016	\$188.22	\$87.99	MIP/PMI	\$37.67
Dec 2016	\$0.00	\$0.00		\$37.67
Total	\$2,591.94	\$3,303.61		

Current Monthly Mortgage Payment

New Monthly Mortgage 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.

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 \$573.52 once the full escrow shortage is paid in full.

Amount Enclosed \$

GATEWAY MORTGAGE GROUP, LLC
244 South Gateway Place
Jenks, OK 74037-3448

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.

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.

Anticipated Activity for the Next 12 months

This table illustrates anticipated payments into escrow and disbursements from escrow over the next 12 months.

Date	Anticipated Payments To Escrow	Anticipated Payments From Escrow	Bill Description	Anticipated Escrow Balance	Required Escrow Balance
Starting Balance \$125.66					
January 2017	\$187.00	\$87.99	RISK BASE- PREM	\$26.65	\$792.16
February 2017	\$187.00	\$87.99	RISK BASE- PREM	\$72.36	\$891.17
March 2017	\$187.00	\$87.99	RISK BASE- PREM	\$171.37	\$990.18
April 2017	\$187.00	\$87.99	RISK BASE- PREM	\$270.38	\$1,089.19
May 2017	\$0.00	\$333.20	COUNTY TAX	\$62.82	\$755.99
June 2017	\$187.00	\$87.99	RISK BASE- PREM	\$36.19	\$855.00
July 2017	\$187.00	\$87.99	RISK BASE- PREM	\$136.20	\$954.01
August 2017	\$187.00	\$87.99	RISK BASE- PREM	\$328.80	\$287.80
September 2017	\$187.00	\$87.99	RISK BASE- PREM	\$620.79	\$198.02
October 2017	\$187.00	\$87.99	RISK BASE- PREM	\$521.78	\$307.03
November 2017	\$187.00	\$87.99	RISK BASE- PREM	\$422.77	\$396.04
December 2017	\$187.00	\$87.99	RISK BASE- PREM	\$323.76	\$495.05
January 2018	\$187.00	\$87.99	RISK BASE- PREM	\$224.75	\$594.06
February 2018	\$187.00	\$87.99	RISK BASE- PREM	\$125.74	\$693.07
Total	\$2,244.00	\$2,244.08			

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 1/6th 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	\$187.00	Principal & Interest	\$386.52
(1/12th of your total annual expenses)		Escrow	\$187.00
Shortage Payment	\$68.23	Shortage Payment	\$68.23
Total Escrow Payment	\$255.23	New Monthly Payment	\$641.75

