HOW TO READ YOUR ANNUAL ESCROW ACCOUNT DISCLOSURE STATEMENT

A quick guide to help you understand all your important escrow account information.





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FNAME1 LNAME1 FNAME2 LNAME2 ADDRESS 1 CITY, STATE XXXXX-XXXX

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ANNUAL ESCROW ACCOUNT

DISCLOSURE STATEMENT

Property Address	ADDRESS CITY, STATE XXXXX-XXXX		
Statement Date	MM/DD/YYYY		
Loan Number	XXXXXXXXXXXXX		
New Mortgage Payment Amou	nt \$X,XXX.XX		
New Payment Effective Date	MM/DD/YYYY		

Overview

Each year, we perform an analysis of your escrow account to ensure that there are enough funds to meet the required minimum balance to pay your projected taxes and insurance premiums. This Annual Escrow Account Disclosure Statement details our findings.

- Results of Our Analysis: You have a SHORTAGE. Your escrow account balance is
 expected to fall below the required minimum balance.
- What This Means for You: Your shortage will be spread over <XX> months and included in your monthly payment
- Your Future Monthly Payment: Your payments will sincrease/decrease/stay the same, based on our escrow analysis projections for the next calendar year.

Your escrow account has a shortage in the amount of

\$XXX.XX

Vhy do I have a shortage?

Below is a summary of your recent escrow activity. For more information about why your taxes or insurance premium adjusted, please contact your taxing authority or your insurance company.

For more details on how any insurance and/or tax adjustments will affect your future payments, please see the Escrow Account

Annual Escrow Review

Escrow Item	Expected to Pay	Change	Now Expect to Pay
Insurance	\$XXX.XX	+/-	\$XXX.XX
	\$XXX.XX	+/-	\$XXX.XX
Taxes	\$XXX.XX	+/-	\$XXX.XX
	\$XXX.XX	+/-	\$XXX.XX
Mortgage Insurance	\$XXX.XX	+/-	\$XXX.XX

Monthly Payment Comparison

Payment Itemization	Current MM/DD/YYYY	MM/DD/YYYY
Principal and Interest	\$XXX.XX	\$XXX.XX
Escrow Deposit	XXX.XX	XXX.XX
Escrow Shortage	XXXXXX	XXXXXX
Miscellaneous	XXX.XX	XXXXXX
Total Payment	\$XXX.XX	\$XXX.XX

How was my shortage determined?

A shortage occurs when your lowest projected escrow balance is less than your required minimum balance. This is determined by simply subtracting the Required Minimum Balance from the lowest Projected Escrow Balance, as highlighted in the Escrow Account Projections section.

Your required minimum balance is determined by federal law, state law and your loan contract and includes a payment cushion of up to two months of escrow payments to help cov any increase in taxes and/or insurance.

Your current payment cushion is \$XXX.XX.

REQUIRED MINIMUM BALANCE Balance MM/DD/YYYY

\$X,XXX.XX

ESCROW SHORTAGE

\$XXX.XX



Statement Identifying Information

Look here to find some basics, including your loan number, new mortgage payment amount and new payment effective date.

Overview

Go here to see whether you have a shortage or surplus (including the amount) or sufficient funds. Learn how any surplus or shortage may be handled, and whether your future monthly payment will increase, decrease or stay the same.

Summary

This quick summary of your recent escrow activity can help you learn more about why you may have a surplus or shortage. See the difference between what was expected to be paid for taxes and insurance versus what is now expected to be paid for the upcoming period, as well as how your new monthly payment compares to your existing payment.

Required Minimum Balance

Your required minimum balance, also known as your payment cushion, covers any unanticipated tax or insurance increases. Your projected escrow balance is what we anticipate your lowest balance will be in the next 12 months. The difference between these two amounts will determine whether your account has a surplus or shortage.



Escrow Account History Summary

Look here to see the details of what was actually paid into and from your account and how your actual account balance compares with what was previously projected.



Escrow Account Projections

This is where you can find the estimate of all payments we expect to receive from you, and pay out for you, each month over the next year. The highlighted amounts are the lowest projected balance and the required minimum balance amounts used to determine whether you have a shortage or surplus.

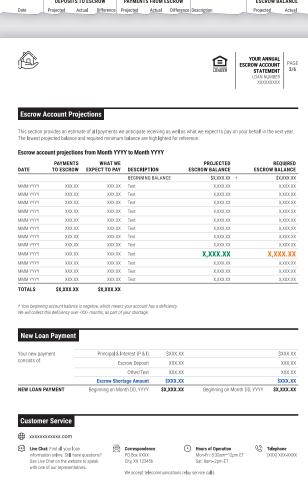
The required minimum balance is the minimum acceptable amount in your escrow account over the next 12-month period.

New Loan Payment

Go here to see a breakdown of your new loan payment amount, which includes your principal and interest, new escrow deposit and, if applicable, any monthly escrow shortage amount that needs to be paid.

Customer Service

Here's how to get in touch with us for any questions or assistance. Please be sure to include your loan number on all correspondence.



We're here to help!



Find everything you need to know by going to uwm.loanadministration.com then selecting your mortgage account.





To learn more about escrow and what it means to you as a homeowner, please watch this short **video.**

https://bit.ly/3rBEuoV