

Escrow Disclosure Statement See calculations & projections on following pages

Loan # 80038200
Date: 08/25/20

ESCROW ITEM DESCRIPTION	PROJECTED ANNUAL AMT
ANNUAL INS TAXES	2,097.00
	3,883.72
TOTAL DISBURSEMENTS DIVIDED BY 12 MONTHS	5,980.72
MONTHLY ESCROW DEPOSIT	498.39

PAYMENT INFORMATION		
	PREVIOUS 10/01/20	BEGINNING 10/01/20
PRIN & INTEREST	730.45	730.45
ESCROW PAYMENT	501.55	506.55
MISC FEES	0.00	0.00
OPTIONAL INSUR	0.00	0.00
PAYMENT AMOUNT	1,232.00	1,237.00
(*ESCROW ADJUSTMENT IS REPAYMENT OF SHORTAGE)		
IN CASES OF VARIABLE PRINCIPAL AND INTEREST PAYMENTS, THE TERMS OF YOUR LOAN MAY HAVE RESULTED IN A CHANGE DURING THIS COMPUTATION PERIOD.		

ESCROW DISCLOSURE

This area of the disclosure summarizes the estimate of activity for the next 12 months with a detailed list of the items to be disbursed from your escrow account. It also calculates the monthly amount associated with your escrow disbursements to determine how much money you need to pay into your escrow account each month to pay next year's bills when they are due.

This shows your current payment and the new payment beginning on October 1. If your payment went up, it is likely due to an increase in taxes and insurance in the last year. If your payment went down, those amounts may have decreased from a change in mill rate, property assessment, insurance premiums or you have successfully repaid your shortage from the previous year.

Your lowest monthly balance should not fall below 1/12 of the anticipated payments from the account. In order to reach that balance, we calculate what your starting balance should be.

Escrow Account Coming Year Escrow Projection

MONTH	PAYMENTS TO ESCROW	DESCRIPTION	PAYMENTS FROM ESCROW	ACTUAL BALANCE	REQUIRED BALANCE
		STARTING BALANCE	0.00	899.16	
10/20	506.55		0.00	1,405.71	
11/20	506.55		0.00	1,912.26	
12/20	506.55		0.00	2,418.81	
01/21	506.55	TOWN TAX	1,941.86	983.50	
02/21	506.55		0.00	1,490.05	
03/21	506.55		0.00	1,996.60	
04/21	506.55		0.00	2,503.15	
05/21	506.55		0.00	3,009.70	
06/21	506.55		0.00	3,516.25	
07/21	506.55	TOWN TAX	1,941.86	2,080.94	
08/21	506.55		0.00	2,587.49	
09/21	506.55	HAZARD	2,097.00	997.04	
TOTALS	6,078.60		5,980.72		

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DATE: 08/25/20

LOW BALANCE SUMMARY	
PROJECTED LOW POINT ALLOWABLE LOW POINT*	983.50 996.80
DEFICIT	0.00
ESCROW ADJUSTMENT FOR 0 MONTHS	0.00
SHORTAGE:	97.56
ESCROW ADJUSTMENT FOR 12 MONTHS	8.13
CURRENT PAYMENT EFFECTIVE 10/01/20	
PRIN & INTEREST	730.45
ESCROW PAYMENT	506.55
MISC FEES	0.00
OPTIONAL INSUR	0.00
TOTAL PAYMENT	1,237.00

* Low point was determined by taking the lower of one of the following: 1) 2 monthly escrow deposits as allowed by RESPA, 2) your mortgage loan documents, OR 3) by state law, if applicable.

ESCROW PROJECTION

This shows the projected transactions in detail for your monthly payment, broken down by tax, homeowner's insurance (hazard) and mortgage insurance, if applicable. Each month you have scheduled "Payments To" (inflows from your monthly mortgage payment) and "Payments From" (outflows paying bills due). The amounts are totaled at the bottom of the column.

If your outflows in the past year exceeded the inflows, there is a shortage in your account. After determining the shortage, we divide it by 12 and add it to your monthly payment to make up the difference.

005-0726-0902F VE STD/XEROX

Month	Payments to Escrow		Payments from Escrow		Description	Escrow Balance	
	Projected	Actual	Projected	Actual		Projected	Actual
					STARTING BALANCE	917.71	1,004.51
08/19	0.00	489.55	0.00	0.00		917.71	1,494.06
09/19	0.00	489.55	0.00	2,097.00	HAZARD	917.71	113.39-
10/19	0.00	489.55	0.00	0.00		917.71	376.16
10/19	501.55	0.00	0.00	0.00		1,419.26	376.16
11/19	0.00	489.55	0.00	0.00		1,419.26	865.71
11/19	501.55	0.00	0.00	0.00		1,920.81	865.71
12/19	0.00	501.55	0.00	0.00		1,920.81	1,367.26
12/19	501.55	0.00	0.00	0.00		2,422.36	1,367.26
12/19	0.00	2.04	0.00	0.00		2,422.36	1,369.30
01/20	501.55	0.00	1,948.33	0.00	TOWN TAX	975.58	1,369.30
01/20	0.00	501.55	0.00	1,948.33	TOWN TAX	975.58	77.48-
02/20	0.00	501.55	0.00	0.00		975.58	424.07
02/20	501.55	0.00	0.00	0.00		1,477.13	424.07
03/20	0.00	501.55	0.00	0.00		1,477.13	925.62
03/20	501.55	0.00	0.00	0.00		1,978.68	925.62
04/20	0.00	501.55	0.00	0.00		1,978.68	1,427.17
04/20	501.55	0.00	0.00	0.00		2,480.23	1,427.17

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ESCROW HISTORY

This is the detailed history of activity in your escrow account since the last time it was analyzed. Because we show at least a 12 month history, some of these transactions are scheduled to occur but have not yet happened. In side by side columns, it shows what we projected and the actual amounts broken down by tax, homeowner's insurance (hazard) and mortgage insurance, if applicable. An item marked with an "S" next to it in column 3 is anticipated to be paid on your behalf during the computation year.

Columns 2 & 3 show what we projected and what you actually paid into your escrow account in the last 12 months (inflows). Column 4 & 5 show what we projected and what bills were actually paid out of escrow account (outflows). Because some bills are due monthly, some bi-annually and some annually, the outflows don't match the inflows on a month to month basis. Column 6 describes which bill is being paid in the month indicated in Column 1. If you see duplicate months listed in Column 1, there were multiple bills paid in one month. Columns 7 & 8 show the total balances in your account – projected and actual – based on the monthly inflows in columns 2 & 3 and outflows to pay bills in columns 4 & 5. The last figure in column 8 is important because it helps us determine if you have a shortfall (too little money in your account) or a balance (which means you get a refund). This information is then used to set your monthly mortgage payment.

005-0726-0902F VE STD/XEROX

Month	Payments to Escrow		Payments from Escrow		Description	Escrow Balance	
	Projected	Actual	Projected	Actual		Projected	Actual
05/20	0.00	501.55	0.00	0.00		2,480.23	1,928.72
05/20	501.55	0.00	0.00	0.00		2,981.78	1,928.72
06/20	0.00	501.55	0.00	0.00		2,981.78	2,430.27
06/20	501.55	0.00	0.00	0.00		3,483.33	2,430.27
07/20	501.55	0.00	1,948.33	0.00	TOWN TAX	2,036.55	2,430.27
07/20	0.00	501.55	0.00	1,941.86	TOWN TAX	2,036.55	989.96
07/20	0.00	501.55	0.00	0.00		2,036.55	1,491.51
08/20	0.00	501.55	0.00	0.00		2,036.55	1,993.06
08/20	501.55	0.00	0.00	0.00		2,538.10	1,993.06
08/20	0.00	501.55	S	0.00		2,538.10	2,494.61
09/20	501.55	0.00	2,045.00	0.00	HAZARD	994.65	2,494.61
09/20	0.00	501.55	S	2,097.00	HAZARD	994.65	899.16
TOTALS	6,018.60	7,978.84	5,941.66	8,084.19			

ESCROW HISTORY

This escrow analysis has determined that you have a shortage in your account of \$ 97.56. More than likely, this is due to an increase in property tax and/or homeowner's insurance. To account for this, we will spread this shortage over the next 12 months, adding the amount of \$ 8.13 to collect it in your monthly payment.

You may choose to pay this shortage in full by sending a check to McCue Mortgage for the entire shortage amount. To do this, you **must send the shortage amount in full at least 15 days prior to your payment change on 10/01/20**. Please write your loan number and a note in the memo referencing "shortage payment" on the check to ensure proper credit to your escrow account. Please do not include the shortage amount with your monthly mortgage payment. Paying the shortage upfront will NOT reinstate your previous payment amount but will generate a reanalysis of your escrow. Payments will not be adjusted on shortages less than \$50.

If your tax and/or insurance in the past year exceeded the amount set aside in your escrow account, there is a shortage in your account. After determining the shortage, we divide it by 12 and add it to your monthly payment to make up the difference. A deficiency means that McCue Mortgage had to advance our own money for a disbursement due to insufficient funds. There is no fee or interest charge for that, but you must also pay that amount back to us in the next 12 months.

If you have more money in the escrow account than you need, because your taxes and/or insurance were less than estimated, we will send you a surplus refund if it is at least fifty dollars (\$50). Federal law requires that any surplus of \$50.00 or more be returned to you.

Many customers have asked us the following surplus question: "Why can't I apply the surplus to keep my payment the same?" The answer: We cannot adjust your monthly payment by putting substantial amounts into escrow. By law, any increase must be remitted on a monthly basis. However, you may return the funds to your escrow account to protect against a future shortage. To do so, endorse the surplus check with a written explanation of your wishes and mail it to P.O.Box 1000 New Britain, CT 06050-1000. The return of your surplus will NOT change your monthly payment.

If you wish to pay the shortage amount, you must send in the shortage amount with a note to apply the amount to your escrow shortage in prior to September 15th to avoid the October 1st increase. Paying the shortage upfront will NOT reinstate your previous payment amount, but will generate a reanalysis of your escrow. If you want to make this payment through our Payment Advantage system or your online banking system, you MUST call our office to tell us to apply the extra funds to your escrow shortage after it is received.

You MUST adjust your online payment manually to the new amount. Failure to do so may result in collection calls from our staff if your payment increases or an overpayment to your account if your payment decreases. Please update your payment immediately.