

ESCROW REVIEW STATEMENT

STATEMENT DATE
10/27/2018

PROPERTY ADDRESS
1157 W VERNON PARK PL
CHICAGO, IL 60607

LOAN NUMBER
0640344487

QUESTIONS? WE'RE HERE TO HELP.

CUSTOMER SERVICE: 888-480-2432
Mon-Thu 7 a.m. to 8 p.m. (CT)
Fri 7 a.m. to 7 p.m. (CT)
Sat 8 a.m. to 12 p.m. (CT)
www.mrcooper.com

AWAIS SULTAN
1157 W VERNON PARK PL
CHICAGO IL 60607

Escrow
explained
#1

HERE'S WHY YOU ARE RECEIVING THIS STATEMENT:

- We review your escrow account annually to ensure that your monthly escrow payment will be enough to cover tax and insurance items for the next 12 months.
- The amount of these tax and insurance items can change over time. This statement will outline any changes.
- You may have a shortage in your escrow account that needs to be brought current.
- The amount of your monthly mortgage payment may change.

WHAT IS AN
ESCROW ACCOUNT?

Each month we set aside a portion of your monthly mortgage payment into an account. We then use the funds in that account to pay your property taxes and insurance on your behalf.

HERE'S WHAT WE FOUND:

YOU HAVE A SHORTAGE
IN THE AMOUNT OF:
\$2,575.14

- Your taxes and/or insurance amount has changed which could cause your escrow account to fall below the required minimum balance.*
- Based on our projection, as of December 1, 2018 the escrow portion of your monthly mortgage payment will change.

*The shortage amount listed assumes there are no outstanding payments owed. If you have past due amounts, please sign in to your account at www.mrcooper.com for the correct amount.

HERE'S YOUR NEW MORTGAGE PAYMENT STARTING DECEMBER 1, 2018:

\$2,840.44
IF SHORTAGE AMOUNT
IS ADDED OVER 12 MONTHS

	CURRENT PAYMENT	DIFFERENCE	NEW PAYMENT
PRINCIPAL AND/OR INTEREST	\$1,671.12	-	\$1,671.12
ESCROW PAYMENT (TAXES & INSURANCE)	\$781.86	\$172.86	\$954.72
SHORTAGE PAYMENT	-	\$214.60	\$214.60
TOTAL MONTHLY MORTGAGE PAYMENT AMOUNT	\$2,452.98	\$387.46	\$2,840.44

\$2,625.84
IF YOU PAY SHORTAGE IN FULL

	CURRENT PAYMENT	DIFFERENCE	NEW PAYMENT
PRINCIPAL AND/OR INTEREST	\$1,671.12	-	\$1,671.12
ESCROW PAYMENT (TAXES & INSURANCE)	\$781.86	\$172.86	\$954.72
TOTAL MONTHLY MORTGAGE PAYMENT AMOUNT	\$2,452.98	\$172.86	\$2,625.84

NOTE: If you have an adjustable rate mortgage (ARM), a separate notice will be sent before your payment is scheduled to change.

For a detailed look at your payment amounts,
see the following pages.

Escrow
explained
#2

WHO CHANGES THE
ESCROW ITEM AMOUNTS?

Any changes to what you owe for taxes and insurance are determined by your taxing authorities and insurance providers, not Mr. Cooper.

Mr. Cooper is a brand name for Nationstar Mortgage LLC. Nationstar Mortgage LLC is doing business as Nationstar Mortgage LLC d/b/a Mr. Cooper. Mr. Cooper is a registered service mark of Nationstar Mortgage LLC. All rights reserved.
If you are a successor in interest (received the property from a relative through death, devise, or divorce, and you are not a borrower on the loan) that has not assumed, or otherwise become obligated on the debt, this communication is for informational purposes only and is not an attempt to collect a debt from you personally.



YOU CAN PAY ONLINE OR DETACH HERE AND RETURN WITH YOUR PAYMENT. PLEASE ALLOW A MINIMUM OF 7 TO 10 DAYS FOR POSTAL DELIVERY.

Loan#: 0640344487
AWAIS SULTAN

MR. COOPER
PO Box 650783
Dallas, TX 75265 0783

Escrow Shortage Payment Options:

I understand that my tax and/or insurance has changed and that my escrow account is short \$2,575.14. I have enclosed a check for:

Option 1: \$2,575.14, the total shortage amount. I understand that if this is received by 12/01/2018, my monthly mortgage payment will be \$2,625.84, starting 12/01/2018.

Option 2: _____, part of the shortage.

You do not need to do anything if you want to have all of your shortage divided evenly among the next 12 months.

WRITE YOUR LOAN NUMBER ON YOUR CHECK OR MONEY ORDER AND MAKE PAYABLE TO MR. COOPER

TOTAL AMOUNT OF YOUR CHECK
DO NOT SEND CASH

HERE’S HOW WE CALCULATE ESCROW AMOUNTS:

Escrow is kind of like a savings account - you add money to it and we use that money to make your taxes and insurance payments throughout the coming year. Here’s how:

- First, we review the escrow payments we received from you and the tax and insurance items paid on your behalf during the past year.
- Second, we determine if your monthly escrow payment needs to change for the coming year. To do this, we estimate the next year’s tax and insurance items (excluding mortgage insurance) that we will pay on your behalf, plus the cash reserve† amount. We then divide the projected total by 12 to get your new monthly escrow payment.
- Then, with your new monthly escrow payment set, we project the monthly escrow account balances over the next year, on a month by month basis, to show what is coming in and what is going out.
- Finally, we compare the month with the lowest projected balance to the required minimum balance for that month to determine whether a shortage or surplus exists.
- The account histories on the following page show these steps in action!

†The cash reserve is also the minimum account balance. To calculate the cash reserve for the escrow account, we add up the total of your yearly escrow items (excluding mortgage insurance) and divide the total by 12. We take this amount and multiply it by 2, as allowed by state laws and/or the mortgage contract, to determine the total cash reserve. Maintaining a cash reserve helps to cover any unexpected increases in taxes and/or insurance.



ESCROW IS BASED UPON A PROJECTION.

The amount of your escrow account monthly payment is based upon disbursement projections for the next year using what we paid out the previous year.

HERE’S WHY THERE’S A SHORTAGE:

LOWEST PROJECTED
ESCROW BALANCE (8/2019):

-\$911.42

CALCULATED IN ESCROW ACCOUNT
PROJECTIONS TABLE ON THE NEXT PAGE

MINIMUM BALANCE
REQUIRED:

\$1,663.72

CALCULATED AS: \$831.87 X 2 MONTHS

AMOUNT NEEDED
TO BRING ACCOUNT CURRENT:

\$2,575.14

\$214.60 A MONTH FOR 12 MONTHS

For a detailed look at your payment amounts, see the following pages.

ESCROW ACCOUNT TRENDS:

This chart lists past tax and insurance item disbursements, as well as any surplus or shortage amounts that may have been identified for the past annual escrow reviews.

ACTUAL	10/17-11/18
PROPERTY INSURANCE	\$1,657.00
PROPERTY TAXES	\$9,072.41
TOTAL TAXES AND INSURANCE	\$10,729.41
MORTGAGE INSURANCE	\$1,597.05
TOTAL ACTUAL ESCROW	\$12,326.46

PROJECTED	12/18-11/19		# OF MONTHS		NEW MONTHLY ESCROW AMOUNT
PROPERTY TAXES	\$9,072.41	÷	12	=	\$756.03
PROPERTY INSURANCE	\$910.00	÷	12	=	\$75.83
TOTAL TAXES AND INSURANCE	\$954.72	÷	12	=	\$831.87
MORTGAGE INSURANCE	\$1,474.20	÷	12	=	\$122.85
ESCROW SHORTAGE	\$2,575.14	÷	12	=	\$214.60*
NEW TOTAL MONTHLY ESCROW AMOUNT					\$954.72

The Shortage/Surplus amount is a projection that assumes that there are no outstanding payments owed. If the loan is not contractually current, the surplus/shortage amount does not represent the current escrow account status.

*Added to your monthly payment if you choose to have the shortage amount added over 12 months.

HERE'S WHAT YOU CAN DO ABOUT YOUR SHORTAGE:

PAY SHORTAGE OVER 12 MONTHS

MAKE YOUR NEW MONTHLY PAYMENT OF \$2,840.44 WHICH INCLUDES THE PAYMENT OF THE ESCROW SHORTAGE OVER 12 MONTHS

OR

PAY SHORTAGE IN FULL NOW

PAYING THE SHORTAGE AMOUNT OF \$2,575.14 IN FULL BY 12/01/2018 WILL REDUCE YOUR NEW MONTHLY PAYMENT TO \$2,625.84

Make your shortage payment online by visiting www.mrcooper.com or by mailing the coupon on the first page with your payment.

HERE ARE YOUR ESCROW ACCOUNT PROJECTIONS FOR DECEMBER 2018 TO NOVEMBER 2019

DATE	DEPOSITS TO ESCROW	PAYMENT FROM ESCROW	DESCRIPTION	PROJECTED ESCROW BALANCE	BALANCE REQUIRED IN THE ACCOUNT
			STARTING BALANCE	\$1,584.16	\$4,159.30
DECEMBER 2018	\$954.72	\$122.85	BORR PAID MI	\$2,416.03	\$4,991.17
JANUARY 2019	\$954.72	\$122.85	BORR PAID MI	\$3,247.90	\$5,823.04
FEBRUARY 2019	\$954.72	\$122.85	BORR PAID MI	\$4,079.77	\$6,654.91
MARCH 2019	\$954.72	\$4,155.08	COUNTY TAX	\$879.41	\$3,454.55
MARCH 2019	-	\$122.85	BORR PAID MI	\$756.56	\$3,331.70
APRIL 2019	\$954.72	\$122.85	BORR PAID MI	\$1,588.43	\$4,163.57
APRIL 2019	-	\$910.00	HAZARD SFR	\$678.43	\$3,253.57
MAY 2019	\$954.72	\$122.85	BORR PAID MI	\$1,510.30	\$4,085.44
JUNE 2019	\$954.72	\$122.85	BORR PAID MI	\$2,342.17	\$4,917.31
JULY 2019	\$954.72	\$122.85	BORR PAID MI	\$3,174.04	\$5,749.18
AUGUST 2019	\$954.72	\$4,917.33	COUNTY TAX	-\$788.57	\$1,786.57
AUGUST 2019	-	\$122.85	BORR PAID MI	-\$911.42	\$1,663.72
SEPTEMBER 2019	\$954.72	\$122.85	BORR PAID MI	-\$79.55	\$2,495.59
OCTOBER 2019	\$954.72	\$122.85	BORR PAID MI	\$752.32	\$3,327.46
NOVEMBER 2019	\$954.72	\$122.85	BORR PAID MI	\$1,584.19	\$4,159.33
TOTALS	\$11,456.64	-\$11,456.61	ENDING BALANCE	\$1,584.19	\$4,159.33

The amounts in the boxes above indicate the month with the lowest projected escrow balance and the minimum required balance.

HERE'S YOUR ESCROW ACCOUNT ACTIVITY FROM OCTOBER 2017 TO NOVEMBER 2018

DATE	DEPOSITS TO ESCROW			PAYMENTS FROM ESCROW			DESCRIPTION	ESCROW BALANCE		
	ACTUAL	PROJECTED	DIFFERENCE	ACTUAL	PROJECTED	DIFFERENCE		ACTUAL	PROJECTED	DIFFERENCE
							STARTING BALANCE	\$2,762.36	\$3,295.01	-\$532.65
OCTOBER 2017	-	-	-	\$381.34	-	\$381.34	SURPL REFUND	\$2,381.02	\$3,295.01	-\$913.99
NOVEMBER 2017	\$1,036.84	-	\$1,036.84	\$122.85	-	\$122.85	BORR PAID MI	\$3,295.01	\$3,295.01	\$0.00
DECEMBER 2017	\$781.86	\$781.86	-	\$122.85	\$122.85	-	BORR PAID MI	\$3,954.02	\$3,954.02	\$0.00
JANUARY 2018	\$781.86	\$781.86	-	\$122.85	\$122.85	-	BORR PAID MI	\$4,613.03	\$4,613.03	\$0.00
JANUARY 2018	-	-	-	\$747.00	\$771.00	-\$24.00	HAZARD SFR	\$3,866.03	\$4,613.03	-\$747.00
FEBRUARY 2018	\$781.86	\$781.86	-	\$122.85	\$122.85	-	BORR PAID MI	\$4,525.04	\$5,272.04	-\$747.00
FEBRUARY 2018	-	-	-	\$4,155.08	-	\$4,155.08	COUNTY TAX	\$369.96	\$5,272.04	-\$4,902.08
MARCH 2018	\$781.86	\$781.86	-	-	\$3,529.66	-\$3,529.66	COUNTY TAX	\$1,151.82	\$2,524.24	-\$1,372.42
MARCH 2018	-	-	-	\$122.85	\$122.85	-	BORR PAID MI	\$1,028.97	\$2,401.39	-\$1,372.42
APRIL 2018	\$781.86	\$781.86	-	\$122.85	\$122.85	-	BORR PAID MI	\$1,687.98	\$3,060.40	-\$1,372.42
APRIL 2018	-	-	-	\$910.00	-	\$910.00	HAZARD SFR	\$777.98	\$3,060.40	-\$2,282.42
MAY 2018	\$781.86	\$781.86	-	\$122.85	\$122.85	-	BORR PAID MI	\$1,436.99	\$3,719.41	-\$2,282.42
JUNE 2018	\$1,163.20	\$781.86	\$381.34	\$122.85	\$122.85	-	BORR PAID MI	\$2,477.34	\$4,378.42	-\$1,901.08
JULY 2018	\$781.86	\$781.86	-	\$122.85	\$122.85	-	BORR PAID MI	\$3,136.35	\$5,037.43	-\$1,901.08
JULY 2018	-	-	-	\$4,917.33	-	\$4,917.33	COUNTY TAX	\$-1,780.98	\$5,037.43	-\$6,818.41
AUGUST 2018	\$1,510.96	\$781.86	\$729.10	-	\$3,607.42	-\$3,607.42	COUNTY TAX	-\$270.02	\$2,211.87	-\$2,481.89
AUGUST 2018	-	-	-	\$122.85	\$122.85	-	BORR PAID MI	-\$392.87	\$2,089.02	-\$2,481.89
SEPTEMBER 2018	\$781.86	\$781.86	-	\$122.85	\$122.85	-	BORR PAID MI	\$266.14	\$2,748.03	-\$2,481.89
OCTOBER 2018	\$781.86	\$781.86	-	\$122.85	\$122.85	-	BORR PAID MI	\$925.15	\$3,407.04	-\$2,481.89
NOVEMBER 2018	\$781.86E	\$781.86	-	\$122.85	\$122.85	-	BORR PAID MI	\$1,584.16	\$4,066.05	-\$2,481.89
TOTALS	\$11,529.60	\$9,382.32	\$2,147.28	\$12,707.80	\$9,382.28	\$3,325.52	ENDING BALANCE	\$1,584.16	\$4,066.05	-\$2,481.89

E – An amount listed with an "E" is a deposit to escrow or payment from escrow we anticipate to occur prior to the effective date of the new monthly payment.

Escrow explained
#4

QUESTIONS ABOUT ESCROW ITEMS?

If you have questions about changes to your taxes and insurance, please contact your local taxing authority or insurance provider.

If you are a successor in interest (received the property from a relative through death, devise, or divorce, and you are not a borrower on the loan) that has not assumed, or otherwise become obligated on the debt, this communication is for informational purposes only and is not an attempt to collect a debt from you personally.

