

ESCROW REVIEW STATEMENT

STATEMENT DATE

10/19/2023

PROPERTY ADDRESS

246 N 3RD ST

4 C D

PHILADELPHIA, PA 19106

LOAN NUMBER

0705555894

STEPHEN J BOERNER
MELISSA A BEMER
246 N 3RD ST 4CD
PHILADELPHIA PA 191061121

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

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 and explain any changes.
- At this time, it appears you may have a surplus in your escrow account.
- The amount of your monthly mortgage payment may change.
- Per your request or increase/decrease in your tax or insurance amounts.

HERE'S WHAT WE FOUND:

YOU HAVE A SURPLUS
IN THE AMOUNT OF:
\$53.53

- Your tax and/or insurance amount has decreased, which could cause your escrow account to have more money than needed.
- Based on our projection, as of December 1, 2023 the escrow portion of your monthly mortgage payment will decrease.

**The surplus amount listed above assumes the loan is current with no outstanding payments owed. If the loan is not contractually current, the surplus funds listed may not be actual funds in the escrow account. Any surplus funds in the escrow account will be held by us until the next escrow review. If you have past due amounts, please sign-in to your account at www.mrcooper.com or contact us for the past due amount and options to bring the loan current.*

If you have ACH, your payment will change to reflect your new payment at the effective date of the analysis. If you are enrolled in Online Bill pay, you will need to update the new payment information with your bank, as this will not automatically update.

HERE'S YOUR NEW MORTGAGE PAYMENT STARTING DECEMBER 1, 2023:

\$2,346.04
NEW MONTHLY
MORTGAGE PAYMENT

| | | | |
|---------------------------------------|-------------------|------------------|-------------------|
| | CURRENT PAYMENT | DIFFERENCE | NEW PAYMENT |
| PRINCIPAL AND/OR INTEREST | \$1,770.98 | - | \$1,770.98 |
| ESCROW PAYMENT (TAXES & INSURANCE) | \$646.00 | (\$70.94) | \$575.06 |
| TOTAL MONTHLY MORTGAGE PAYMENT AMOUNT | \$2,416.98 | (\$70.94) | \$2,346.04 |

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.



DETACH HERE AND DEPOSIT CHECK IN YOUR ACCOUNT



ESCROW SURPLUS CHECK

FOR PAYMENT OF ESCROW TO MORTGAGOR
ESC DISBURSEMENT CLEARING

JP MORGAN CHASE BANK, N.A., DALLAS, TX

32-61/1110

LOAN NUMBER 0705555894
CHECK NUMBER 2025877877
DATE 10/19/2023

FIFTY THREE AND 53/100 DOLLARS

AMOUNT \$53.53

PAY TO THE ORDER OF
STEPHEN J BOERNER
MELISSA A BEMER
246 N 3RD ST 4CD
PHILADELPHIA PA 191061121

VOID

Escrow checks are voided after 180 days

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.

HERE'S WHY THERE'S A SURPLUS:

LOWEST PROJECTED
ESCROW BALANCE (3/2024)

\$1,113.65

CALCULATED IN ESCROW ACCOUNT
PROJECTIONS TABLE ON THE NEXT PAGE

-

MINIMUM AMOUNT
REQUIRED:

\$1,060.12

CALCULATED AS: \$530.06 X 2 MONTHS

=

ESCROW SURPLUS

+ \$53.53

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

Escrow explained
#3

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.

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 | | | | | 06/23-11/23 |
| PROPERTY INSURANCE | | | | | \$287.00 |
| TOTAL TAXES AND INSURANCE | | | | | \$287.00 |
| MORTGAGE INSURANCE | | | | | \$315.00 |
| TOTAL ACTUAL ESCROW | | | | | \$602.00 |
| | | | | | |
| PROJECTED | 12/23-11/24 | | # OF MONTHS | | NEW MONTHLY ESCROW AMOUNT |
| PROPERTY TAXES | \$6,073.73 | ÷ | 12 | = | \$506.14 |
| PROPERTY INSURANCE | \$287.00 | ÷ | 12 | = | \$23.92 |
| TOTAL TAXES AND INSURANCE | \$6,360.73 | ÷ | 12 | = | \$530.06 |
| MORTGAGE INSURANCE | \$540.00 | ÷ | 12 | = | \$45.00 |
| NEW TOTAL MONTHLY ESCROW AMOUNT | | | | | \$575.06 |
| <i>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.</i> | | | | | |

HERE'S WHAT YOU CAN DO WITH YOUR ATTACHED SURPLUS CHECK:

- **Cash it.**
or
- **Pay off your home sooner.** Just sign the back of the check and return it to us. Be sure to include a note stating that you'd like to apply these funds to your unpaid principal balance.
or
- **Apply it to this coming year's escrow account.** Just sign the back of the check and return it to us. Be sure to include a note stating that you'd like to apply these funds to your escrow account.

Mail your check and note to:
MR. COOPER
PO BOX 650783
DALLAS, TX 75265-0783

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.

HERE ARE YOUR ESCROW ACCOUNT PROJECTIONS FOR DECEMBER 2023 TO NOVEMBER 2024

| DATE | DEPOSITS TO ESCROW | PAYMENT FROM ESCROW | DESCRIPTION | PROJECTED ESCROW BALANCE | BALANCE REQUIRED IN THE ACCOUNT |
|----------------|--------------------|---------------------|------------------|--------------------------|---------------------------------|
| | | | STARTING BALANCE | \$5,067.14 | \$5,013.61 |
| DECEMBER 2023 | \$575.06 | -\$45.00 | BORR PAID MI | \$5,597.20 | \$5,543.67 |
| JANUARY 2024 | \$575.06 | -\$45.00 | BORR PAID MI | \$6,127.26 | \$6,073.73 |
| FEBRUARY 2024 | \$575.06 | -\$45.00 | BORR PAID MI | \$6,657.32 | \$6,603.79 |
| MARCH 2024 | \$575.06 | -\$2,232.68 | CITY TAX | \$4,999.70 | \$4,946.17 |
| MARCH 2024 | \$0.00 | -\$3,841.05 | CITY TAX | \$1,158.65 | \$1,105.12 |
| MARCH 2024 | \$0.00 | -\$45.00 | BORR PAID MI | \$1,113.65 | \$1,060.12 |
| APRIL 2024 | \$575.06 | -\$45.00 | BORR PAID MI | \$1,643.71 | \$1,590.18 |
| MAY 2024 | \$575.06 | -\$45.00 | BORR PAID MI | \$2,173.77 | \$2,120.24 |
| JUNE 2024 | \$575.06 | -\$45.00 | BORR PAID MI | \$2,703.83 | \$2,650.30 |
| JULY 2024 | \$575.06 | -\$45.00 | BORR PAID MI | \$3,233.89 | \$3,180.36 |
| AUGUST 2024 | \$575.06 | -\$45.00 | BORR PAID MI | \$3,763.95 | \$3,710.42 |
| SEPTEMBER 2024 | \$575.06 | -\$45.00 | BORR PAID MI | \$4,294.01 | \$4,240.48 |
| OCTOBER 2024 | \$575.06 | -\$45.00 | BORR PAID MI | \$4,824.07 | \$4,770.54 |
| OCTOBER 2024 | \$0.00 | -\$287.00 | H06-CONDOINS | \$4,537.07 | \$4,483.54 |
| NOVEMBER 2024 | \$575.06 | -\$45.00 | BORR PAID MI | \$5,067.13 | \$5,013.60 |
| TOTALS | \$6,900.72 | -\$6,900.73 | ENDING BALANCE | \$5,067.13 | \$5,013.60 |

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 JUNE 2023 TO NOVEMBER 2023

| DATE | DEPOSITS TO ESCROW | | | PAYMENTS FROM ESCROW | | | DESCRIPTION | ESCROW BALANCE | | |
|----------------|--------------------|-----------|------------|----------------------|-----------|------------|------------------|----------------|-----------|------------|
| | ACTUAL | PROJECTED | DIFFERENCE | ACTUAL | PROJECTED | DIFFERENCE | | ACTUAL | PROJECTED | DIFFERENCE |
| | | | | | | | STARTING BALANCE | \$0.00 | \$0.00 | \$0.00 |
| JUNE 2023 | \$1,793.14 | \$0.00 | \$1,793.14 | \$90.00 | \$0.00 | \$90.00 | BORR PAID MI | \$1,703.14 | \$0.00 | \$1,703.14 |
| JULY 2023 | \$1,938.00 | \$0.00 | \$1,938.00 | \$45.00 | \$0.00 | \$45.00 | BORR PAID MI | \$3,596.14 | \$0.00 | \$3,596.14 |
| AUGUST 2023 | \$646.00 | \$0.00 | \$646.00 | \$45.00 | \$0.00 | \$45.00 | BORR PAID MI | \$4,197.14 | \$0.00 | \$4,197.14 |
| SEPTEMBER 2023 | \$0.00 | \$0.00 | \$0.00 | \$45.00 | \$0.00 | \$45.00 | BORR PAID MI | \$4,152.14 | \$0.00 | \$4,152.14 |
| OCTOBER 2023 | \$646.00 | \$0.00 | \$646.00 | \$45.00 | \$0.00 | \$45.00 | BORR PAID MI | \$4,753.14 | \$0.00 | \$4,753.14 |
| OCTOBER 2023 | \$0.00 | \$0.00 | \$0.00 | \$287.00 | \$0.00 | \$287.00 | H06-CONDOINS | \$4,466.14 | \$0.00 | \$4,466.14 |
| NOVEMBER 2023 | \$646.00E | \$0.00 | \$646.00 | \$45.00E | \$0.00 | \$45.00 | BORR PAID MI | \$5,067.14E | \$0.00 | \$5,067.14 |
| TOTALS | \$5,669.14 | \$0.00 | \$5,669.14 | \$602.00 | \$0.00 | \$602.00 | ENDING BALANCE | \$5,067.14 | \$0.00 | \$5,067.14 |

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.

If a previous escrow analysis statement was sent to you by your previous servicer, please refer to that statement for comparison purposes. If your loan was newly originated, please refer to your initial escrow disclosure for comparison of your prior years projections.

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.

