

ESCROW REVIEW STATEMENT

STATEMENT DATE

10/25/2024

PROPERTY ADDRESS

246 N 3RD ST

4 C D

PHILADELPHIA, PA 19106

LOAN NUMBER

0705555894

STEPHEN J BOERNER
MELISSA A BEMER
246 N 3RD STREET 4D
PHILADELPHIA PA 19106

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 any changes.
- You may have a shortage in your escrow account that needs to be paid.
- The amount of your monthly mortgage payment may change.

HERE'S WHAT WE FOUND:

YOU HAVE A SHORTAGE
IN THE AMOUNT OF:
\$1,122.14

- Your taxes and/or insurance amount has increased which could cause your escrow account to fall below the required minimum balance.*
- Based on our projection, as of December 1, 2024 the escrow portion of your monthly mortgage payment will increase.

**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.*

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, 2024:

\$2,494.13
SHORTAGE AMOUNT
IS ADDED OVER 12 MONTHS

	CURRENT PAYMENT	DIFFERENCE	NEW PAYMENT
PRINCIPAL AND/OR INTEREST	\$1,770.98	-	\$1,770.98
ESCROW PAYMENT (TAXES & INSURANCE)	\$575.06	\$54.58	\$629.64
SHORTAGE PAYMENT	-	\$93.51	\$93.51
TOTAL MONTHLY MORTGAGE PAYMENT AMOUNT	\$2,346.04	\$148.09	\$2,494.13

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
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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.

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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.



The Mr. Cooper Difference

What does a better home loan company look like?

We think it looks like 100% US-based work-from-home customer service, for online payments, and an award-winning, state-of-the-art website and mobile app that help you make intelligent choices about your home finances.



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 SHORTAGE:

LOWEST PROJECTED
ESCROW BALANCE (3/2025):
\$47.14

CALCULATED IN ESCROW ACCOUNT
PROJECTIONS TABLE ON THE NEXT
PAGE

MINIMUM BALANCE
REQUIRED:
\$1,169.28

CALCULATED AS: \$584.64 X 2 MONTHS

AMOUNT NEEDED
TO BRING ACCOUNT CURRENT:
\$1,122.14

\$93.51 A MONTH FOR 12 MONTHS

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

Escrow
explained
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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				10/23-11/24	
PROPERTY INSURANCE				\$599.00	
PROPERTY TAXES				\$6,703.64	
TOTAL TAXES AND INSURANCE				\$7,302.64	
MORTGAGE INSURANCE				\$585.00	
TOTAL ACTUAL ESCROW				\$7,887.64	
PROJECTED	12/24-11/25		# OF MONTHS		NEW MONTHLY ESCROW AMOUNT
PROPERTY TAXES	\$6,703.64	÷	12	=	\$558.64
PROPERTY INSURANCE	\$312.00	÷	12	=	\$26.00
TOTAL TAXES AND INSURANCE	\$7,015.64	÷	12	=	\$584.64
MORTGAGE INSURANCE	\$540.00	÷	12	=	\$45.00
ESCROW SHORTAGE	\$1,122.14	÷	12	=	\$93.51
NEW TOTAL MONTHLY ESCROW AMOUNT					\$723.15

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.

HERE ARE YOUR ESCROW ACCOUNT PROJECTIONS FOR DECEMBER 2024 TO NOVEMBER 2025

DATE	DEPOSITS TO ESCROW	PAYMENT FROM ESCROW	DESCRIPTION	PROJECTED ESCROW BALANCE	BALANCE REQUIRED IN THE ACCOUNT
			STARTING BALANCE	\$4,412.22	\$5,534.36
DECEMBER 2024	\$629.64	-\$45.00	BORR PAID MI	\$4,996.86	\$6,119.00
JANUARY 2025	\$629.64	-\$45.00	BORR PAID MI	\$5,581.50	\$6,703.64
FEBRUARY 2025	\$629.64	-\$45.00	BORR PAID MI	\$6,166.14	\$7,288.28
MARCH 2025	\$629.64	-\$2,862.59	CITY TAX	\$3,933.19	\$5,055.33
MARCH 2025	\$0.00	-\$3,841.05	CITY TAX	\$92.14	\$1,214.28
MARCH 2025	\$0.00	-\$45.00	BORR PAID MI	\$47.14	\$1,169.28
APRIL 2025	\$629.64	-\$45.00	BORR PAID MI	\$631.78	\$1,753.92
MAY 2025	\$629.64	-\$45.00	BORR PAID MI	\$1,216.42	\$2,338.56
JUNE 2025	\$629.64	-\$45.00	BORR PAID MI	\$1,801.06	\$2,923.20
JULY 2025	\$629.64	-\$45.00	BORR PAID MI	\$2,385.70	\$3,507.84
AUGUST 2025	\$629.64	-\$45.00	BORR PAID MI	\$2,970.34	\$4,092.48
SEPTEMBER 2025	\$629.64	-\$45.00	BORR PAID MI	\$3,554.98	\$4,677.12
OCTOBER 2025	\$629.64	-\$312.00	H06-CONDOINS	\$3,872.62	\$4,994.76
OCTOBER 2025	\$0.00	-\$45.00	BORR PAID MI	\$3,827.62	\$4,949.76
NOVEMBER 2025	\$629.64	-\$45.00	BORR PAID MI	\$4,412.26	\$5,534.40
TOTALS	\$7,555.68	-\$7,555.64	ENDING BALANCE	\$4,412.26	\$5,534.40

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 2023 TO NOVEMBER 2024

DEPOSITS TO ESCROW				PAYMENTS FROM ESCROW			ESCROW BALANCE			
DATE	ACTUAL	PROJECTED	DIFFERENCE	ACTUAL	PROJECTED	DIFFERENCE	DESCRIPTION	ACTUAL	PROJECTED	DIFFERENCE
							STARTING BALANCE	\$4,753.14	\$5,013.61	-\$260.47
OCTOBER 2023	\$0.00	\$0.00	\$0.00	\$287.00	\$0.00	\$287.00	H06-CONDOINS	\$4,466.14	\$5,013.61	-\$547.47
OCTOBER 2023	\$0.00	\$0.00	\$0.00	\$53.53	\$0.00	\$53.53	SURPL REFUND	\$4,412.61	\$5,013.61	-\$601.00
NOVEMBER 2023	\$646.00	\$0.00	\$646.00	\$45.00	\$0.00	\$45.00	BORR PAID MI	\$5,013.61	\$5,013.61	\$0.00
DECEMBER 2023	\$575.06	\$575.06	\$0.00	\$45.00	\$45.00	\$0.00	BORR PAID MI	\$5,543.67	\$5,543.67	\$0.00
JANUARY 2024	\$575.06	\$575.06	\$0.00	\$45.00	\$45.00	\$0.00	BORR PAID MI	\$6,073.73	\$6,073.73	\$0.00
FEBRUARY 2024	\$575.06	\$575.06	\$0.00	\$45.00	\$45.00	\$0.00	BORR PAID MI	\$6,603.79	\$6,603.79	\$0.00
FEBRUARY 2024	\$0.00	\$0.00	\$0.00	\$3,841.05	\$0.00	\$3,841.05	CITY TAX	\$2,762.74	\$6,603.79	-\$3,841.05
FEBRUARY 2024	\$0.00	\$0.00	\$0.00	\$2,862.59	\$0.00	\$2,862.59	CITY TAX	-\$99.85	\$6,603.79	-\$6,703.64
MARCH 2024	\$575.06	\$575.06	\$0.00	\$0.00	\$3,841.05	-\$3,841.05	CITY TAX	\$475.21	\$3,337.80	-\$2,862.59
MARCH 2024	\$0.00	\$0.00	\$0.00	\$0.00	\$2,232.68	-\$2,232.68	CITY TAX	\$475.21	\$1,105.12	-\$629.91
MARCH 2024	\$0.00	\$0.00	\$0.00	\$45.00	\$45.00	\$0.00	BORR PAID MI	\$430.21	\$1,060.12	-\$629.91
APRIL 2024	\$575.06	\$575.06	\$0.00	\$45.00	\$45.00	\$0.00	BORR PAID MI	\$960.27	\$1,590.18	-\$629.91
MAY 2024	\$575.06	\$575.06	\$0.00	\$45.00	\$45.00	\$0.00	BORR PAID MI	\$1,490.33	\$2,120.24	-\$629.91
JUNE 2024	\$575.06	\$575.06	\$0.00	\$45.00	\$45.00	\$0.00	BORR PAID MI	\$2,020.39	\$2,650.30	-\$629.91
JULY 2024	\$575.06	\$575.06	\$0.00	\$45.00	\$45.00	\$0.00	BORR PAID MI	\$2,550.45	\$3,180.36	-\$629.91
AUGUST 2024	\$575.06	\$575.06	\$0.00	\$45.00	\$45.00	\$0.00	BORR PAID MI	\$3,080.51	\$3,710.42	-\$629.91
SEPTEMBER 2024	\$628.59	\$575.06	\$53.53	\$45.00	\$45.00	\$0.00	BORR PAID MI	\$3,664.10	\$4,240.48	-\$576.38
SEPTEMBER 2024	\$0.00	\$0.00	\$0.00	\$312.00	\$0.00	\$312.00	H06-CONDOINS	\$3,352.10	\$4,240.48	-\$888.38
OCTOBER 2024	\$575.06	\$575.06	\$0.00	\$45.00	\$45.00	\$0.00	BORR PAID MI	\$3,882.16	\$4,770.54	-\$888.38
OCTOBER 2024	\$0.00	\$0.00	\$0.00	\$0.00	\$287.00	-\$287.00	H06-CONDOINS	\$3,882.16	\$4,483.54	-\$601.38
NOVEMBER 2024	\$575.06E	\$575.06	\$0.00	\$45.00E	\$45.00	\$0.00	BORR PAID MI	\$4,412.22E	\$5,013.60	-\$601.38
TOTALS	\$7,600.25	\$6,900.72	\$699.53	\$7,941.17	\$6,900.73	\$1,040.44	ENDING BALANCE	\$4,412.22	\$5,013.60	-\$601.38

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.

Escrow explained

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QUESTIONS ABOUT ESCROW ITEMS?

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

