

Guide: How to Read an Escrow Analysis

Page 1	NorthMarq Capital, LLC (West)				December 31, 2014	
T&I Aggregate Analysis						
BORROWER, LLC C/O MANAGEMENT GROUP 12345 MAIN ST, SUITE 320 MINNEAPOLIS, MN 55437			Loan #	999999		
Attention: BORROWER			Next Payment Due:	01/11/15		
Group Name	Agency/Tax Entity	Description	Next Disb Date	Anticipated Annual Disbs /	Pmt Freq	New Tax & Ins Amount
Escrow Taxes						
		DOUGLAS COUNTY TREASURER	12/20/15	31,015.82	12.00	2,584.65
		DOUGLAS COUNTY TREASURER	06/10/15	31,015.82	12.00	2,584.65
Group Total				62,031.64		5,169.30
Proj Beg Balance =	19,991.99	Low Point	9,653.37 **	- Req Low Point	10,338.60	= Overage/Shortage Amount -685.23
Loan Totals	19,991.99	9,653.37		62,031.64		5,169.30
Req Low Point Total	10,338.60					
Analysis Summary						
Total Low Point		9,653.37				Total Overage/Shortage Amount -685.23
- Total Low Point Required		10,338.60				Divided by 4 Payments
= Total Overage/Shortage Amount		-685.23				= Overage/Shortage Spread Amount 171.31
New Tax and Ins Amount		5,169.30				P&I Payment 16,640.73
+ Overage/Shortage Spread Amount		171.31				+ Reserves 1,489.25
= New Total Tax & Ins Amount		5,340.61				+ Other/Repair .00
						+ TI/Lease Commission .00
						+ New Total Tax & Ins Amount 5,340.61
						= New Total Payment Amount 23,450.59
						- Less Subsidy .00
						New Net Payment 23,450.59
						Current Net Payment = 23,210.76
New Total Payment Amount =			23,450.59	Effective Date	02/11/15	
Total Payment Amount After Overage/Shortage =			23,279.28	Effective Date	06/11/15	

- **Overage/Shortage Amount** – Represents the individual groups’ overage/shortage. If either is negative, it will be Divided by # Payment and added to the monthly tax/insurance payment. If either amount is positive, it will be Divided by # Payments and deducted from the monthly tax/insurance payment.
- **Total Overage/Shortage Amount** – If this is a negative amount, the escrow account will fall below the targeted balance (low point) after a tax/insurance payment. If this is a positive number, there is a surplus in the account.
- **Divided by # Payments** – This indicates over how many payments the overage/shortage will be spread. This number is determined based on when the bills/premium are due and the amount needed at the due date.
- **New Total Payment Amount/Effective Date** – This is your new Payment amount and the month the change is effective.
- **Please note that the overage/shortage will be spread by the number of months indicated in the Divided by # Payments number. Once this period has expired, your monthly payment will increase or decrease by the overage/shortage spread amount.**

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NorthMarq Capital, LLC (West)
T&I Group Projection Detail

BORROWER, LLC
C/O MANAGEMENT GROUP
12345 MAIN ST, SUITE 320
MINNEAPOLIS MN 55437

Loan #: 999999
Next Payment Due: 01/11/15

**Projection Detail for Escrow Taxes
02/15 Through 01/16**

Disbursement Description	Anticipated Disbursement	Projected T&I Payment	Projected Balance	New Projected Bal
Beg Balance			19,991.99	20,677.22
February		5,169.30	25,161.29	25,846.52
March		5,169.30	30,330.59	31,015.82
April		5,169.30	35,499.89	36,185.12
May	COUNTY 1B	31,015.82	9,653.37 **	10,338.60 **
June		5,169.30	14,822.67	15,507.90
July		5,169.30	19,991.97	20,677.20
August		5,169.30	25,161.27	25,846.50
September		5,169.30	30,330.57	31,015.80
October		5,169.30	35,499.87	36,185.10
November		5,169.30	40,669.17	41,354.40
December	COUNTY 1A	31,015.82	14,822.65	15,507.88
January		5,169.30	19,991.95	20,677.18
		62,031.64	62,031.60	

Low Point	9,653.37
-Required Low Point	10,338.60
= Overage/Shortage	-.685.23

- **Projected T & I Payment** – Amount collected monthly for escrows.
- **Projected Balance** – Current escrow balance minus any disbursements due prior to the Effective Date
- **New Projected Balance** – What the current escrow balance should be in order to be at the targeted balance after all disbursements have been made for the 12 month period.
- **Anticipated Disbursement** – The next amount due.
- **Low Point** – The targeted balance after all disbursements have been made for the 12 months period.
- **The Required Low Point** – The targeted balance that the account should be at after all disbursements have been made for the 12 month period. This amount is equal to the required escrow cushion.