

ESCROW ANALYSIS STATEMENT

ABC, LLC
 123 Apple Road
 Lewiston, ME 04240

Date September 04, 2020
 Loan Number 333333
 Borrower Name ABC, LLC
 Primary Property 250 Main Street

Escrow Analysis Summary

Escrow Balance	\$5,446.79	Surplus Amount	\$1,930.17
Current Monthly Escrow Payment	\$3,488.71	Surplus Spread Period (Months)	12
Anticipated Disbursements in the Next Year	\$42,032.13	Base Escrow Payment	\$3,502.68
Next Payment Due Date	Oct 2020	Monthly Surplus Spread Amount	(\$160.85)
Allowed Escrow Balance Low Point	\$3,502.68	New Monthly Escrow Payment	\$3,341.83
Projected Escrow Balance Low Point	\$5,432.85		

Your escrow analysis reflects an escrow Surplus of \$1,930.17.
 The escrow Surplus will be spread over 12 months.

The escrow Surplus is the Projected Escrow Balance Low Point, \$5,432.85, minus the Allowed Escrow Balance Low Point, \$3,502.68.

New Payment Summary

Effective Date	11/1/2020	P&I Payment	\$12,339.00
Base Escrow Payment	\$3,502.68	New Monthly Escrow Payment	\$3,341.83
Monthly Surplus Spread Amount	(\$160.85)	Reserves	\$0.00
		Miscellaneous Fee	\$0.00
		New Total Payment Amount	\$15,680.83
Surplus Spread Period (Months)	12	Total Payment Amount After Spread Period	\$15,841.68

Scheduled Balance Projection

Date	Escrow Payments	Disbursements	Projected Balance	Escrow with Surplus	Scheduled Balance
Sep 2020	\$0.00	\$0.00	\$5,446.79	\$0.00	\$5,446.79
Oct 2020	\$3,488.71	\$0.00	\$8,935.50	\$3,488.71	\$8,935.50
Nov 2020	\$3,502.68	\$0.00	\$12,438.18	\$3,341.83	\$12,277.33
Dec 2020	\$3,502.68	\$0.00	\$15,940.86	\$3,341.83	\$15,619.16
Jan 2021	\$3,502.68	\$0.00	\$19,443.54	\$3,341.83	\$18,960.99
Feb 2021	\$3,502.68	\$0.00	\$22,946.22	\$3,341.83	\$22,302.82
Mar 2021	\$3,502.68	\$18,289.74	\$8,159.16	\$3,341.83	\$7,354.91
Apr 2021	\$3,502.68	\$0.00	\$11,661.84	\$3,341.83	\$10,696.74
May 2021	\$3,502.68	\$5,452.65	\$9,711.87	\$3,341.83	\$8,585.92
Jun 2021	\$3,502.68	\$0.00	\$13,214.55	\$3,341.83	\$11,927.75
Jul 2021	\$3,502.68	\$0.00	\$16,717.23	\$3,341.83	\$15,269.58
Aug 2021	\$3,502.68	\$0.00	\$20,219.91	\$3,341.83	\$18,611.41
Sep 2021	\$3,502.68	\$18,289.74	\$5,432.85	\$3,341.83	\$3,663.50
Oct 2021	\$3,502.68	\$0.00	\$8,935.53	\$3,341.83	\$7,005.33

Important Messages

This statement is an analysis of your escrow account(s). The analysis is based on the most current amounts and explains any changes in your monthly payment. Should you want to seek a refund of the escrow surplus please reach out to the contact below.

Crystal Nielsen | (952) 837-8750 | cnielsen@northmarq.com

How to Read an Escrow Analysis

An annual escrow analysis review is completed at least once per year. The analysis is scheduled to be generated after the highest paid tax installment but can be reviewed off-cycle per borrower or lender request.

Escrow Analysis Summary

Surplus Amount and/or Shortage Amount: The analysis will support either a surplus amount or shortage amount, and either will be considered when determining the Spread Period. If a surplus applies, the escrow payment will be reduced during the Spread Period. If a shortage applies, the escrow payment will be increased during the Spread Period.

Spread Period: The spread period considers when the tax, insurance and/or mortgage insurance premium is due during the course of the year. This will indicate over how many payments the surplus/shortage will be spread.

Allowed Escrow Balance Low Point: The targeted balance after all disbursements have been made for a 12 month period. This amount is equal to the required escrow cushion.

Projected Escrow Balance Low Point: The targeted balance after all disbursements have been made for a 12 month period considering the escrow collection as is. This result could support an amount greater than or less than the allowed low point.

New Payment Summary

Effective Date: Supports the month in which the new escrow changes will take effect.

Base Escrow Payment: The base escrow payment supports a 1/12 payment amount for the required escrow accounts.

Monthly Surplus Spread Amount: Supports the Surplus Spread or the Shortage Spread divided by the Spread Period. The amount reflected here will be the amount that the monthly escrow payment will either increase or decrease.

New Monthly Escrow Payment: The new monthly escrow collection amount that will be included in the monthly payment. This will support the sum of the Base Escrow Payment and the Monthly Surplus/Shortage Spread Amount.

New Total Payment Amount: The new total payment amount for the month the escrow analysis is effective. This includes P&I, Reserves, Fees and Escrow collection.

Total Payment Amount after Spread Period: The amount supported here will be the expected payment amount once the Spread Period has expired.

Scheduled Balance Projection

This section visually supports the calculations outlined in the summary sections. The Date, Escrow Payments, Disbursement & Projected Balance columns support the data made available through the most recent tax bills or insurance invoices. The Escrow with Surplus/Shortage and Scheduled Balance sections will support the changes made effective with the analysis.