



Escrow account statement

Account number XXXXXXXXXXXXXXX
 Statement date 09/19/2019
 Review period 11/2018 to 10/2019

Property address
 12 E Main St
 Anywhere, US 12345

New monthly mortgage payment amount
 \$1,565.00
New payment effective date
 11/01/2019

12345 ABC D12345E ABC DEF
 JOHN C CUSTOMER
 12 E MAIN ST.
 ANYWHERE, US 12345

Every year, we review your escrow account to make sure there is enough money to cover your property taxes and/or homeowner's insurance and not go below the minimum required balance. Your annual escrow analysis details the amount we paid on your behalf in the past 12 months and includes projections for the next 12 months. Learn more at www.chase.com/escrow.

Likely due to increases in your taxes and/or insurance, your escrow account has a shortage of **\$660.00**, or \$55.00 per month.

Annual escrow breakdown

Escrow expense breakdown	What was estimated to be paid	Change	What we expect to pay
Homeowner's Insurance	\$2,000.00	↑	\$2,030.00
Property Tax	\$4,000.00	↑	\$4,090.00

See the shortage calculation on the following pages in the section "Your estimated escrow account activity".

Monthly payment breakdown

Monthly mortgage payment breakdown	Current monthly payment	NEW monthly payment effective 11/01/2019
Principal & interest	\$1,000.00	\$1,000.00
Escrow account deposit	\$500.00	\$510.00
Shortage amount	\$0.00	\$55.00
Total monthly payment	\$1,500.00	\$1,565.00

Your escrow shortage options

Option 1: 12 month spread

No action required; your new monthly payment will be **\$1,565.00** beginning **11/01/2019**.

Option 2: One-time payment

Pay your \$660.00 shortage in full; your new monthly payment will be **\$1,510.00**.

Option 3: Partial payment

Pay part of your shortage to lower your monthly payment.

Pay online at www.chase.com/waystopay or use the coupon below. If you're signed up for automatic payments through Chase, we'll update your payment for you. Please update any other payment methods with your new payment amount. Accounts more than 89 days past due are not eligible for repayment of some or all of the escrow shortage.

Keep in mind, higher taxes or insurance can increase your monthly payment, even if you pay the full shortage.

Resources for you



Visit www.chase.com/escrow to access insurance or tax contact info, use our escrow calculator, and manage your escrow account online.



Customer Service
 Monday – Friday
 Saturday

1-800-848-9136
 8am – Midnight (ET)
 8am – 8pm (ET)

Please detach and return the bottom portion of this statement with your payment, using the enclosed envelope.

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JOHN C CUSTOMER

Account Number XXXXXXXXXXXXXXX
 Statement Date 09/19/2019
Escrow Shortage \$660.00

CHASE
 P.O. BOX 9001871
 LOUISVILLE KY 40290-1871

Optional escrow payment

I understand no payment is due now, but that I do have options:

1) 12 month spread, no action required; my new monthly payment will be **\$1,565.00** beginning **11/01/2019**.

2) Optional – Pay shortage of \$660.00 and adjust my monthly mortgage payment to \$1,510.00 starting 11/01/2019, once this payment is processed.

3) Optional – Pay \$_____, part of the shortage. I understand that the rest of the shortage will be divided evenly and added to my monthly mortgage payment.

Please return this coupon with your check payable to Chase at least 5 days before 11/01/2019, and write your account number on the check.

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Your escrow account activity for the review period

The chart below shows what actually happened in your escrow account for the review period compared to what we estimated would happen.

Month-Year	Activity	Estimated Activity	Actual Activity	Escrow Account Balance	
				Original Estimated Balance	ACTUAL Balance
	Starting Balance			\$1,000.00	\$1,000.00
Nov-18	Deposit	\$500.00	\$500.00	\$1,500.00	\$1,500.00
Dec-18	Deposit	\$500.00	\$500.00	\$2,000.00	\$2,000.00
Jan-19	Deposit	\$500.00	\$500.00	\$2,500.00	\$2,500.00
Feb-19	Deposit	\$500.00	\$500.00	\$3,000.00	\$3,000.00
Mar-19	Deposit	\$500.00	\$500.00	\$3,500.00	\$3,500.00
Apr-19	Deposit	\$500.00	\$500.00	\$4,000.00	\$4,000.00
May-19	Deposit	\$500.00	\$500.00		
	Withdrawal - Washington County	\$4,000.00	\$4,090.00 *	\$500.00	\$410.00
Jun-19	Deposit	\$500.00	\$500.00	\$1,000.00	\$910.00
Jul-19	Deposit	\$500.00	\$500.00	\$1,500.00	\$1,410.00
Aug-19	Deposit	\$500.00	\$500.00	\$2,000.00	\$1,910.00
Sep-19	Deposit	\$500.00	\$500.00	\$2,500.00	\$2,410.00
Oct-19	Deposit	\$500.00	\$500.00 E		
	Withdrawal - State Farm Insurance	\$2,000.00	\$2,030.00 E	\$1,000.00	\$880.00
		Estimated Activity	Actual Activity	Original Estimated Balance	ACTUAL Balance
	Total Deposits	\$6,000.00	\$6,000.00		
	Total Withdrawals	\$6,000.00	\$6,120.00		
	Account Balance as of Oct-19				\$880.00

Note: changes in property taxes and/or insurance payments create the difference between the estimated and actual amounts in the chart. An "E" in the chart above means estimated activity that hasn't occurred yet. The reason(s) why the minimum required balance was not reached may be explained by the items with asterisks, which show the differences between the actual and estimated amounts.

Your estimated escrow account activity over the next 12 months

The chart below is highlighted to show your estimated low balance over the next 12 months.

- The lowest balance in your escrow account over the next 12 months is estimated to be **\$360.00** in May 2020.
- Your minimum required balance is **\$1,020.00**.
- The difference between your estimated low balance and your minimum required balance shows your escrow account has a shortage of **\$660.00**.

Your minimum required balance is determined by the Real Estate Settlement Procedures Act (RESPA), your mortgage contract or state law; it may include up to two months of escrow payments to cover increases in your taxes and/or insurance.

Month-Year	Activity	Estimated Activity	Escrow Account Balance	
			Estimated Balance	ACTUAL Balance
	Starting Balance			\$880.00
Nov-19	Deposit	\$510.00	\$1,390.00	
Dec-19	Deposit	\$510.00	\$1,900.00	
Jan-20	Deposit	\$510.00	\$2,410.00	
Feb-20	Deposit	\$510.00	\$2,920.00	
Mar-20	Deposit	\$510.00	\$3,430.00	
Apr-20	Deposit	\$510.00	\$3,940.00	
May-20	Deposit	\$510.00	\$360.00	
	Withdrawal - Washington County	\$4,090.00		
Jun-20	Deposit	\$510.00	\$870.00	
Jul-20	Deposit	\$510.00	\$1,380.00	
Aug-20	Deposit	\$510.00	\$1,890.00	
Sep-20	Deposit	\$510.00	\$2,400.00	
Oct-20	Deposit	\$510.00		
	Withdrawal - State Farm Insurance	\$2,030.00	\$880.00	
		Estimated Activity	Estimated Balance	ACTUAL Balance
	Total Estimated Deposits	\$6,120.00		
	Total Estimated Withdrawals	\$6,120.00		
	Estimated Account Balance as of August 2018			\$880.00