

A QUICK GUIDE TO UNDERSTANDING YOUR

Annual Escrow Analysis

Current Monthly Mortgage Payment

New Monthly Mortgage Payment

Escrow Account Summary

This section shows if your lowest projected account balance in the next 12 months is above or below your required minimum balance, resulting in a shortage or surplus in your account. If you have a shortage, it explains your options to pay the difference. If you have a surplus of more than \$50, your surplus check is attached.

Escrow Shortage Coupon or Surplus Check

If you have a shortage, you can use this coupon to mail a full or partial payment of your escrow shortage. You can also pay all or part of your shortage at chase.com/escrow. If you have a surplus, your surplus check will be attached here. Please detach and cash it.

Escrow Account History

The activity for your escrow account from the past 12 months is shown here, along with what we estimated your payments would be.

Expected Escrow Activity for the Next 12 Months

This section shows your expected escrow balance for the upcoming year and the account deposits and withdrawals we expect, based on calculations we've made using the tax and/or insurance amounts you paid in the previous 12 months. However, your account could have a shortage or a surplus at the end of the upcoming year, if your tax and/or insurance costs change.

Expected Escrow Payment for the Next 12 Months

This section shows the tax and/or insurance payments we anticipate making in the next 12 months, and when we expect to make them. This amount is included in your monthly mortgage payments. If you believe information is missing or incorrect, please call us at 1-800-848-9136.

01710 Page 1 of 4

Customer Service Center
Monday - Thursday 8 a.m. - midnight (ET)
Friday 8 a.m. - 10 p.m. (ET)
Saturday 8 a.m. - 6 p.m. (ET)
TTY 1-800-848-9136

chase.com

Escrow: Taxes and Insurance Statement

Loan Number	1234567890
Statement Date	08/14/2012
Review Period	10/2011 to 09/2012
Escrow Shortage	\$9.23

Why am I getting this statement?

You are getting this statement because you have an escrow account. That is a special account that we provide for you to pay your property taxes and/or insurance. It is also known as an Annual Escrow Account Disclosure Statement. With an escrow account, you pay a portion of your taxes and/or insurance monthly instead of once or twice a year. Monthly, part of your monthly mortgage payment goes into your escrow account. When your taxes and/or insurance premiums are due, we pay those bills for you with the money in your escrow account.

Once a year, we are required by law to review your escrow account. This statement includes the results of our review. It includes a history of the activity on your account this year and the activity expected for next year.

Monthly Home Loan Payment

	Current Payment	New Payment Effective 10/01/2012
Principal & Interest	\$916.89	\$916.89
Escrow Account Deposit	\$340.36	\$340.09
Plus: Account Balance/Shortage	\$0.00	\$0.77
Total Payment Amount	\$1,257.25	\$1,257.75

For more information about escrow, visit chase.com/ManagelyMortgage.

Chase automatic mortgage payment customers: If your mortgage payment amount changes after an escrow analysis, we'll adjust your payment for you. Other online bill payment service or military allotment customers: If your mortgage payment changes after an escrow analysis, you will need to contact your financial services provider to adjust your payment.

Summary
Your escrow account is short \$9.23.

There are many possible reasons for your shortage. Some common reasons include: increases in property taxes and/or insurance premiums, tax reassessments, insurance carrier changes, due date changes, fewer than expected escrow deposits. For more information, call us at the number listed above.

Your escrow account will fall \$9.23 short of the minimum required balance of \$432.18 in the next 12 months. Because your shortage is less than or equal to \$25, we will divide the \$9.23 among the next 12 months. Your new monthly payment will be \$1,257.75 starting 10/01/2012.

You do not need to make any additional payments. Keep this statement for your records.

Escrow Payment Options

I understand that my taxes and/or insurance has increased and that my escrow account is short \$172.49. I have enclosed a check for:

Option 1: \$172.49, the total shortage amount. I understand that if this is received by 10/01/12 my monthly mortgage payment will be \$4,879.58 starting 10/01/12.

Option 2: \$_____ part of the shortage. I understand that the rest of the shortage will be divided evenly and added to my mortgage payment each month.

Option 3: You do not need to do anything if you want to have all of your shortage divided evenly among the next 12 months.

Make your check payable to Chase and please include your loan number on your check.

Escrow Account History

The chart below compares this year's activity on your escrow account with our estimates. The estimated amounts came from your last escrow account review.

- Your last mortgage payment was \$1,257.25. Your mortgage payment includes principal and interest \$916.89 and escrow money \$340.36.
- At the time of your last escrow account review, your expected lowest balance was \$431.26. The chart below shows that your actual lowest escrow balance was \$-289.45.

Note: changes in property taxes or insurance premiums create the difference between the estimated and actual amounts in the chart. An "E" in the chart below means expected activity that hasn't occurred yet.

*Indicates a difference between the estimated and actual amounts.

Expected Escrow Account Activity

The chart below estimates your escrow account balance for the next 12 months with your new monthly escrow account deposit of \$340.09 and any anticipated withdrawals. The chart shows that you will reach your estimated lowest account balance of \$422.95 in March 2013 (highlighted below). That is \$9.23 short of your minimum required balance of \$432.18.

Next Year: October 2012 to September 2013

Date	Activity	Estimated Amount	Actual Amount	Estimated Escrow Balance	Actual Escrow Balance
Starting Balance					
10/2012	Deposit	\$340.09			
	Withdrawal - PMI	\$124.00		\$1,042.52	
11/2012	Deposit	\$340.09			\$1,256.61
	Withdrawal - PMI	\$124.00			
12/2012	Deposit	\$340.09			\$1,474.70
	Withdrawal - PMI	\$124.00			
1/2013	Withdrawal - COUNTY TAX	\$774.27		\$700.43	

Expected Escrow Account Payments

This section reflects the escrow activity that is expected to occur in the next 12 months. The "Total Tax and Insurance Monthly Payment Amount" at the bottom of this chart is your new monthly escrow deposit, as listed on page 1 of this statement.

Tax			Insurance		
Item	Annual Expense	Anticipated Date(s) of Payment	Item	Annual Expense	Anticipated Date(s) of Payment
COUNTY TAX	\$774.27	December 12	PMI	\$124.00	October 12
			PMI	\$124.00	November 12
			PMI	\$124.00	December 12
			PMI	\$124.00	January 13
			PMI	\$124.00	February 13
			PMI	\$124.00	March 13
			HOMEOWNER IN	\$925.75	March 13
			PMI	\$124.00	April 13
			PMI	\$124.00	May 13
			PMI	\$124.00	June 13
			PMI	\$124.00	July 13
			PMI	\$124.00	August 13

FREQUENTLY ASKED QUESTIONS

Why am I getting an Escrow Analysis?

Every year, we review your escrow account to make sure there's enough money in it to cover your taxes and/or insurance. We send you an escrow analysis so you'll know the amount of taxes and/or insurance we paid for you in the past 12 months with funds from your escrow account. We also include what we expect to pay next year.

How are tax and insurance projections calculated for the next year?

Each year we project how much you'll need in your escrow account for the upcoming year. We base it on the amount of taxes and/or insurance you paid during the past 12 months. The total you paid is divided by 12 to get your projected monthly escrow payment, which you pay each month as part of your monthly mortgage payment. Then, when taxes are due, we'll pay them on your behalf with the money in your escrow account.

Sometimes, your payment must be adjusted to ensure your monthly balance remains above a required minimum balance during the next 12 months. This minimum balance is typically equal to two months of escrow payments.

If your taxes and/or insurance change during the next year or your monthly escrow balance falls below the required minimum amount, you could have a shortage or surplus in your account when we do an annual Escrow Analysis next year.

What is an escrow minimum balance?

The required minimum escrow balance is typically equal to two months of escrow payments. This minimum balance helps to protect you, so that you have enough funds in the account to cover an unexpected tax and/or insurance increase.

ESCROW RESOURCES

- View your annual Escrow Analysis online, get answers to more questions and watch our informational video at chase.com/escrow.
- Sign up to receive free alerts about your escrow account on chase.com/AccountAlerts. We'll notify you when a tax or insurance payment is made from your account.