

Understanding Your Analysis

CEFCU
Not a bank. Better.™

P.O. Box 1715, Peoria, IL 61656-1715
309.633.7000 | 1.800.633.7077

5401 W. Dickson Parkway, Peoria, IL 61607
www.cefcu.com

A JOHN MEMBER
123 MAIN ST
ANYTOWN, IL

Dear Member:

Thank you for choosing **B** for your Home Loan. Enclosed is an updated statement for your Mortgage escrow account. The "Projections for the Coming Year" discloses: **Your new monthly Mortgage payment, including escrow, of \$X,XXX.XX, effective Month Day, Year.** This amount *does not* include any additional monthly principal you may have applied to your principal balance.

If you requested that CEFCU set up an automatic transfer for your payment, we will automatically adjust this to reflect your new payment amount, *plus* any additional principal amount previously set up. Please contact CEFCU to request any changes.

Important note: If you set up your automatic payment using CEFCU On-Line®, we cannot adjust your payment. Instead, please log in to CEFCU On-Line or Mobile Banking to update your automatic payment amount.

Remember: Please adjust applicable payroll deduction/automatic (ACH) transfers from other institutions to ensure sufficient funds are available for your new monthly payment amount.

- **Regarding any overages or shortages in your account:** Any overage of more than \$50 will be deposited to your CEFCU Savings account on or before **Month Day, Year.**
 - If you have an escrow shortage, you will need to pay it on or before **Month Day, Year.** Shortages unpaid at the end of the business day on **Month Day, Year,** will be collected over the next 12 months and included with your escrow monthly payment.
- **Your starting balance,** which is the ending escrow balance from the "Account History/Previous Year Projections" disclosure, less any overage or plus any shortage.

The "Account History/Previous Year Projections" disclosure contains the history of transactions on your escrow account since your last escrow statement. This disclosure includes your new "low Balance," which is a cushion equal to two monthly escrow payments.

You will continue to receive these disclosures on an annual basis. If you have any questions, please call 1.800.633.7077, ext. 33424.

Sincerely,

First Mortgage Operations Manager

- A. Property address
- B. New Home Loan payment for the coming year
- C. Escrow Disclosure Statement
Analysis of the last year's payments to and from your Escrow Account.
- D. CEFCU Savings Account Number with Mortgage Suffix
- E. Period of time covered in the Escrow Disclosure Statement
- F. Explanation of Monthly Mortgage Payment
- G. Payments to Escrow
What we anticipated they would be and how much they actually were.
- H. Payments from Escrow
What we anticipated they would be and how much they actually were.
- I. Escrow Funds Usage

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1.800.633.7077 - cefcu.com

123 Main Street,
Anytown, IL

D Account Number: XXXX XX
Statement Date: Month Day, Year

C

E ANNUAL ESCROW ACCOUNT DISCLOSURE STATEMENT
ACCOUNT HISTORY/PREVIOUS YEAR PROJECTIONS

F THIS IS A STATEMENT OF ACTUAL ACTIVITY IN YOUR ESCROW ACCOUNT FROM XX/XX/XX THROUGH XX/XX/XX. LAST YEAR'S PROJECTIONS ARE NEXT TO THE ACTUAL ACTIVITY.

F Your monthly mortgage payment for the past year was \$ X,XX.XX of which \$ X,XX.XX was for principal and interest and \$ X,XX.XX went into your escrow account.

An asterisk(*) indicates a difference from a previous estimate either in the date or the amount.

MONTH	---PAYMENTS TO ESCROW---		---PAYMENTS FROM ESCROW---		DESCRIPTION	--- ESCROW BALANCE---	
	ANTICIPATED	ACTUAL	ANTICIPATED	ACTUAL		ANTICIPATED	ACTUAL
[Month]	[Amount]	[Amount]	[Amount]	[Amount]	MORTGAGE INS	[Amount]	[Amount]
[Month]	[Amount]	[Amount]	[Amount]	[Amount]	MORTGAGE INS	[Amount]	[Amount]
[Month]	[Amount]	[Amount]	[Amount]	[Amount]	MORTGAGE INS	[Amount]	[Amount]
[Month]	[Amount]	[Amount]	[Amount]	[Amount]	MORTGAGE INS	[Amount]	[Amount]
[Month]	[Amount]	[Amount]	[Amount]	[Amount]	MORTGAGE INS	[Amount]	[Amount]
[Month]	[Amount]	[Amount]	[Amount]	[Amount]	MORTGAGE INS	[Amount]	[Amount]
[Month]	[Amount]	[Amount]	[Amount]	[Amount]	TAXES	[Amount]	[Amount]
[Month]	[Amount]	[Amount]	[Amount]	[Amount]	MORTGAGE INS	[Amount]	[Amount]
[Month]	[Amount]	[Amount]	[Amount]	[Amount]	MORTGAGE INS	[Amount]	[Amount]
[Month]	[Amount]	[Amount]	[Amount]	[Amount]	MORTGAGE INS	[Amount]	[Amount]
[Month]	[Amount]	[Amount]	[Amount]	[Amount]	MORTGAGE INS	[Amount]	[Amount]
[Month]	[Amount]	[Amount]	[Amount]	[Amount]	FIRE INS	[Amount]	[Amount]
[Month]	[Amount]	[Amount]	[Amount]	[Amount]	MORTGAGE INS	[Amount]	[Amount]
[Month]	[Amount]	[Amount]	[Amount]	[Amount]	MORTGAGE INS	[Amount]	[Amount]
[Month]	[Amount]	[Amount]	[Amount]	[Amount]	MORTGAGE INS	[Amount]	[Amount]

K Last year, we anticipated that payments from your account would be made during this period equaling \$ X,XX.XX. Under Federal law, your lowest monthly balance should not have exceeded \$ X,XX.XX or 1/8 of anticipated payments from the account, unless your mortgage contract or State law specifies a lower amount. Under your mortgage contract and State law, your lowest monthly balance should not have exceeded \$ X,XX.XX. Your actual lowest monthly balance was \$ X,XX.XX. The items with an asterisk on your Account History may explain this. If you want a further explanation, please call CEFCU's Home Loan department at 309.633.3424 or 1.800.633.7077, ext. 33424.

- Mortgage Insurance
Monthly
- Property Taxes
1, 2, or 4 times/year
(depending on county)
- Homeowners (Fire) Insurance
and/or Flood Insurance
1 time/year
- Credit Life and/or Disability
2 times/year
(if you have elected to have)
- J. Escrow Account Balance
What we anticipated it would be and how much it actually was.
- K. Explanation
Balance based on federal and state guidelines.

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Account Number: XXXX XX
Statement Date: Month Day, Year

**ANNUAL ESCROW ACCOUNT DISCLOSURE STATEMENT
PROJECTIONS FOR COMING YEAR**

THIS IS AN ESTIMATE OF ACTIVITY IN YOUR ESCROW ACCOUNT DURING THE COMING YEAR BASED ON PAYMENTS ANTICIPATED TO BE MADE FROM YOUR ACCOUNT.

MONTH	--- ANTICIPATED PAYMENTS ---		DESCRIPTION	ANTICIPATED ESCROW BALANCE
	TO ESCROW	FROM ESCROW		
Starting Balance:	-----			[Amount]
(Month)	[Amount]			[Amount]
(Month)	[Amount]			[Amount]
(Month)	[Amount]			[Amount]
(Month)	[Amount]			[Amount]
(Month)	[Amount]			[Amount]
(Month)	[Amount]			[Amount]
(Month)	[Amount]		TAXES	[Amount]
(Month)	[Amount]		TAXES	[Amount]
(Month)	[Amount]		TAXES	[Amount]
(Month)	[Amount]		TAXES	[Amount]
(Month)	[Amount]	[Amount]	FIRE INS	[Amount]
(Month)	[Amount]	[Amount]	FIRE INS	[Amount]

Your ending balance, from your account history statement, was \$ X,XXX.XX . Your starting balance according to this analysis should be \$ X,XXX.XX .

This means you have an average of \$ X,XXX.XX in your account. Any amount over \$50 will be deposited into your savings account by (Month Day, Year).

Your monthly mortgage payment for the coming year will be \$ X,XXX.XX of which \$ X,XXX.XX will be for principal and interest and \$ X,XXX.XX will go into your escrow account.

PLEASE KEEP THIS STATEMENT FOR COMPARISON WITH THE ACTUAL ACTIVITY IN YOUR ACCOUNT AT THE END OF THE NEXT ESCROW ACCOUNTING COMPUTATION YEAR.

- L. Escrow Disclosure Statement
Analysis of next year’s projected payments to and from your Escrow Account.
- M. Payments to Escrow
What we anticipate they will be.
- N. Explanation
Balance based on federal and state guidelines.

M

N

For more information, visit
cefcu.com/escrow



Contact

1.800.633.7077, ext. 33424
7:30 a.m. – 6 p.m. (CT) Monday – Friday
9 a.m. – 4 p.m. (CT) Saturday



Federally Insured
by NCUA

