

## Escrow Document Analysis

**CEFCU**  
Not a bank. Better.™  
PO Box 1715 • Peoria, IL 61666-1715  
1.800.633.7077 • cefcu.com

**A**

Dear CEFCU Member:

Thank you for choosing CEFCU for your Home Loan. Enclosed you'll find updated statements on the status of your mortgage escrow account.

The "Projections for the Coming Year" discloses:

- Your new monthly mortgage payment including escrow**, which is effective [redacted]. This is the required payment and does not include any additional amount you may have elected to have applied to your principal balance. If you make your payment using an automatic transfer, CEFCU will automatically adjust this amount to the new total monthly payment amount of [redacted], which includes any additional amount you regularly pay, on the first of every month. **Please contact us if you'd like to make changes, and remember to adjust your payroll deduction or automatic transfer (ACH) from other institutions so sufficient funds are available for your new monthly payment.**
- Any overages or shortages in your account.** If there is an overage of more than [redacted], it will be deposited to your CEFCU Savings account on [redacted]. If you have a shortage, the deadline to pay the escrow shortage is [redacted]. Any remaining shortage that's unpaid at the end of the business day on [redacted] will be collected over the next 12 months, in your escrow monthly payment.
- Your starting balance**, which is the ending escrow balance from the "Account History/Previous Year Projections" disclosure, minus an overage or plus any shortage.

The "Account History/Previous Year Projections" disclosure is the actual 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'll continue to receive these disclosures on an annual basis. If you have any questions, please call CEFCU's Home Loan area at (309) 633-3424 or 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  
Mortgage Insurance  
Monthly  
Property Taxes  
1, 2, or 4 times/year  
(depending on county)  
Homeowners (Fire) Insurance  
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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123 Main Street  
Anytown, IL

**D** Account Number: [redacted]  
Statement Date: [redacted]

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

**E** THIS IS A STATEMENT OF ACTUAL ACTIVITY IN YOUR ESCROW ACCOUNT FROM [redacted] THROUGH [redacted]. LAST YEAR'S PROJECTIONS ARE NEXT TO THE ACTUAL ACTIVITY.

**F** Your monthly mortgage payment for the past year was \$ [redacted] of which \$ [redacted] was for principal and interest and \$ [redacted] 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
12/31/11	[redacted]	[redacted]	[redacted]	[redacted]	MORTGAGE INS	[redacted]	[redacted]
01/31/12	[redacted]	[redacted]	[redacted]	[redacted]	MORTGAGE INS	[redacted]	[redacted]
02/29/12	[redacted]	[redacted]	[redacted]	[redacted]	MORTGAGE INS	[redacted]	[redacted]
03/31/12	[redacted]	[redacted]	[redacted]	[redacted]	MORTGAGE INS	[redacted]	[redacted]
04/30/12	[redacted]	[redacted]	[redacted]	[redacted]	MORTGAGE INS	[redacted]	[redacted]
05/31/12	[redacted]	[redacted]	[redacted]	[redacted]	TAXES	[redacted]	[redacted]
06/30/12	[redacted]	[redacted]	[redacted]	[redacted]	MORTGAGE INS	[redacted]	[redacted]
07/31/12	[redacted]	[redacted]	[redacted]	[redacted]	MORTGAGE INS	[redacted]	[redacted]
08/31/12	[redacted]	[redacted]	[redacted]	[redacted]	MORTGAGE INS	[redacted]	[redacted]
09/30/12	[redacted]	[redacted]	[redacted]	[redacted]	TAXES	[redacted]	[redacted]
10/31/12	[redacted]	[redacted]	[redacted]	[redacted]	MORTGAGE INS	[redacted]	[redacted]
11/30/12	[redacted]	[redacted]	[redacted]	[redacted]	FIRE INS	[redacted]	[redacted]
12/31/12	[redacted]	[redacted]	[redacted]	[redacted]	MORTGAGE INS	[redacted]	[redacted]
1/31/13	[redacted]	[redacted]	[redacted]	[redacted]	MORTGAGE INS	[redacted]	[redacted]
2/29/13	[redacted]	[redacted]	[redacted]	[redacted]	MORTGAGE INS	[redacted]	[redacted]

**K** Last year, we anticipated that payments from your account would be made during this period equaling \$ [redacted]. Under Federal law, your lowest monthly balance should not have exceeded \$ [redacted] or 1/6 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 \$ [redacted]. Your actual lowest monthly balance was \$ [redacted]. The items with an asterisk on your Account History may explain this. If you want a further explanation, please call CEFCU's Home Loan area at (309) 633-3424 or 1-800-633-7077, ext. 33424.

**CEFCU** L

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Account Number: \_\_\_\_\_  
 Statement Date: 10/1/12

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

THIS IS A 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:				
			TAXES	
			TAXES	
			FIRE INS	

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

This means you have an overage of \$ \_\_\_\_\_ in your account. Any amount over \$50 will be deposited into your savings account by 11/15/12. N

Your monthly mortgage payment for the coming year will be \$ \_\_\_\_\_, of which \$ \_\_\_\_\_ will be for principal and interest and \$ \_\_\_\_\_ 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.

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## Escrow Document Analysis

- 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.

For more information, visit  
[cefcu.com/escrow](http://cefcu.com/escrow)

### Contact

309.633.3424  
 1.800.633.7077, ext. 33424  
 7:30 a.m. – 6 p.m. (CT) Monday – Friday  
 9 a.m. – 5 p.m. (CT) Saturday



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