



Return Mail Operations
PO Box 14547
Des Moines, IA 50306-4547

Escrow Review Statement

Statement Date: March 12, 2020
Loan number: 0527867931
Property address:
220 CHERRY SPRING DR
MC KINNEY TX 75070

MUTHUKUMAR GANESAN
10001 LEVELLAND PL
MCKINNEY TX 75071-1256

Customer Service

- Online**
wellsfargo.com
- Telephone**
1-800-340-0473
- Correspondence**
PO Box 10335
Des Moines, IA 50306
- Hours of operation**
Mon - Fri 6 a.m. - 10 p.m.
Sat 8 a.m. - 2 p.m. CT
- To learn more, go to:**
wellsfargo.com/escrow

We accept telecommunications relay service calls

Why are you receiving this Escrow Review Statement?

Because the amounts billed for your escrow items can change over time, we review your escrow account at least once per year to ensure there will be enough money to make these payments. Once the review is complete, we send you an escrow review statement, also known as the escrow account disclosure statement.

Here's what we found:

- **Required minimum balance:** Your escrow account balance is projected to fall below the required minimum balance. This means you have a **shortage**.
- **Payments:** As of the **May 1, 2020** payment, the escrow portion of your payment **increases**.

Your escrow account has a shortage of
\$813.43

Part 1 - Mortgage payment

Option 1 Pay the shortage amount over 12 months

	Previous payment through 04/01/2020 payment date	New payment beginning with the 05/01/2020 payment
Principal and/or interest	\$969.57	\$969.57
Escrow payment	\$684.40	\$723.27
Total payment amount	\$1,653.97	\$1,692.84

Option 1: No action required

Starting **May 1, 2020** your new mortgage payment amount will be **\$1,692.84**

Option 2 Pay the shortage amount of \$813.43

	Previous payment through 04/01/2020 payment date	New payment beginning with the 05/01/2020 payment
Principal and/or interest	\$969.57	\$969.57
Escrow payment	\$684.40	\$655.48
Total payment amount	\$1,653.97	\$1,625.05

Option 2: Pay shortage in full

Starting **May 1, 2020** your new mortgage payment amount will be **\$1,625.05**

Note: Since your payment is withdrawn by us, we will automatically adjust your mortgage payment based on the option you choose. If your payments are withdrawn weekly or every other week, your payment may adjust prior to May 1, 2020.

See Page 2 for additional details.



MUTHUKUMAR GANESAN

Wells Fargo Home Mortgage
PO Box 51162
Los Angeles, CA 90051-5462

If you choose to pay your shortage in full as referenced in Option 2, detach this coupon and mail it along with your check for \$813.43 to the address that appears on this coupon.

This payment must be received no later than **May 1, 2020**.

Part 2 - Payment calculations

For the past review period, the amount of your escrow items was \$7,867.64. For the coming year, we expect the amount paid from escrow to be \$7,865.72.

How was the escrow payment calculated?

To determine the escrow payment, we add the projected escrow items to be paid over the next 12 months. We base these projected amounts on any escrow items that may have been paid in the past and any future anticipated payments to be made. We then divide the amounts by 12 payments to determine the escrow amount.

The chart below includes any actual escrow disbursements as well as any shortage that may have been identified for the past three analysis periods up through the date of the analysis.

Escrow comparison

	09/17 - 08/18 (Actual)	05/18 - 04/19 (Actual)	05/19 - 03/20 (Actual)	05/20 - 04/21 (Projected)		# of months		New monthly escrow amount
Property taxes	\$6,040.60	\$6,611.06	\$6,903.36	\$6,903.36	÷	12	=	\$575.28
Property insurance	\$1,675.37	\$713.64	\$964.28	\$962.36	÷	12	=	\$80.20
Total taxes and insurance	\$7,715.97	\$7,324.70	\$7,867.64	\$7,865.72	÷	12	=	\$655.48
Escrow shortage	\$4,871.40	\$1,429.63	\$888.11	\$813.43	÷	12	=	\$67.79**
Total escrow	\$12,587.37	\$8,754.33	\$8,755.75	\$8,679.15	÷	12	=	\$723.27

**This amount is added to your payment if you choose Option 1 on page 1.

Projected escrow account activity over the next 12 months

To determine if there will be a shortage or overage in your account, we calculate whether the amount of your lowest projected escrow balance will be greater or less than your required minimum balance. This is determined by subtracting your required minimum balance from your lowest projected balance. If the outcome is positive, you have an overage. If it is negative, you have a shortage. Your calculation is below:

Lowest projected escrow balance December, 2020		\$497.53	(Calculated in Part 3 - Escrow account projections table)
Minimum balance for the escrow account†	-	\$1,310.96	(Calculated as: \$655.48 X 2 months)
Escrow shortage	=	-\$813.43	

†Your minimum balance includes a cash reserve to help cover any increase in taxes and/or insurance. To calculate the cash reserve for your escrow account, we add your yearly escrow payments, and divide by 12. We take this amount and multiply it by 2 as allowed by state laws and/or the mortgage contract to determine the cash reserve.

Part 3 - Escrow account projections

Escrow account projections from May, 2020 to April, 2021

Date	Payments to escrow	What we expect to pay out	Description	Projected escrow balance	Balance required in the account
Apr 2020			Starting balance	\$3,119.41	\$3,932.84
May 2020	\$655.48	\$0.00		\$3,774.89	\$4,588.32
Jun 2020	\$655.48	\$962.36	ALLSTATE EDI ONLY	\$3,468.01	\$4,281.44
Jul 2020	\$655.48	\$0.00		\$4,123.49	\$4,936.92
Aug 2020	\$655.48	\$0.00		\$4,778.97	\$5,592.40
Sep 2020	\$655.48	\$0.00		\$5,434.45	\$6,247.88
Oct 2020	\$655.48	\$0.00		\$6,089.93	\$6,903.36
Nov 2020	\$655.48	\$0.00		\$6,745.41	\$7,558.84
Dec 2020	\$655.48	\$6,903.36	COLLIN COUNTY (W)	\$497.53	\$1,310.96
Jan 2021	\$655.48	\$0.00		\$1,153.01	\$1,966.44
Feb 2021	\$655.48	\$0.00		\$1,808.49	\$2,621.92
Mar 2021	\$655.48	\$0.00		\$2,463.97	\$3,277.40
Apr 2021	\$655.48	\$0.00		\$3,119.45	\$3,932.88
Totals	\$7,865.76	\$7,865.72			

Part 4 - Escrow account history

Escrow account activity from May, 2019 to April, 2020

Date	Deposits to escrow			Payments from escrow			Description	Escrow balance		
	Actual	Projected	Difference	Actual	Projected	Difference		Actual	Projected	Difference
May 2019							Starting Balance	\$2,774.25	\$3,662.36	-\$888.11
May 2019	\$684.40	\$610.39	\$74.01	\$0.00	\$0.00	\$0.00		\$3,458.65	\$4,272.75	-\$814.10
Jun 2019	\$684.40	\$610.39	\$74.01	\$964.28	\$713.64	\$250.64	ALLSTATE EDI ONLY	\$3,178.77	\$4,169.50	-\$990.73
Jul 2019	\$684.40	\$610.39	\$74.01	\$0.00	\$0.00	\$0.00		\$3,863.17	\$4,779.89	-\$916.72
Aug 2019	\$684.40	\$610.39	\$74.01	\$0.00	\$0.00	\$0.00		\$4,547.57	\$5,390.28	-\$842.71
Sep 2019	\$684.40	\$610.39	\$74.01	\$0.00	\$0.00	\$0.00		\$5,231.97	\$6,000.67	-\$768.70
Oct 2019	\$684.40	\$610.39	\$74.01	\$0.00	\$0.00	\$0.00		\$5,916.37	\$6,611.06	-\$694.69
Nov 2019	\$684.40	\$610.39	\$74.01	\$0.00	\$0.00	\$0.00		\$6,600.77	\$7,221.45	-\$620.68
Dec 2019	\$684.40	\$610.39	\$74.01	\$6,903.36	\$6,611.06	\$292.30	COLLIN COUNTY (W)	\$381.81	\$1,220.78	-\$838.97
Jan 2020	\$684.40	\$610.39	\$74.01	\$0.00	\$0.00	\$0.00		\$1,066.21	\$1,831.17	-\$764.96
Feb 2020	\$684.40	\$610.39	\$74.01	\$0.00	\$0.00	\$0.00		\$1,750.61	\$2,441.56	-\$690.95
Mar 2020	\$684.40	\$610.39	\$74.01	\$0.00	\$0.00	\$0.00		\$2,435.01	\$3,051.95	-\$616.94
Apr 2020 (estimate)	\$684.40	\$610.39	\$74.01	\$0.00	\$0.00	\$0.00		\$3,119.41	\$3,662.34	-\$542.93
Totals	\$8,212.80	\$7,324.68	\$888.12	\$7,867.64	\$7,324.70	\$542.94				

