

ESCROW REVIEW STATEMENT

STATEMENT DATE: **05/27/2021** PROPERTY ADDRESS: **823 JOSEPH STREET
MOUNTAIN HO, CA 95391**

LOAN NUMBER: **1100951563**

QUESTIONS? WE'RE HERE TO HELP.

CUSTOMER SERVICE: **888-480-2432**
Mon-Thu 7 a.m. to 8 p.m. (CT)
Fri 7 a.m. to 7 p.m. (CT)
Sat 8 a.m. to 12 p.m. (CT)
www.mrcooper.com

SATYA BOKAM
1660 FLORA WAY
TRACY CA 95376

HERE'S WHY YOU ARE RECEIVING THIS STATEMENT:

- We review your escrow account annually to ensure that your monthly escrow payment will be enough to cover tax and insurance items for the next 12 months.
- The amount of these tax and insurance items can change over time. This statement will outline and explain any changes.
- At this time, it appears you may have a surplus in your escrow account.
- The amount of your monthly mortgage payment may change.



WHAT IS AN ESCROW ACCOUNT?

Each month we set aside a portion of your monthly mortgage payment into an account. We then use the funds in that account to pay your property taxes and insurance on your behalf.

HERE'S WHAT WE FOUND:

**YOU HAVE A SURPLUS
IN THE AMOUNT OF:
\$0.00**

- Your tax and/or insurance amount has changed, which could cause your escrow account to have more money than needed.
- Based on our projection, as of July 1, 2021 the escrow portion of your monthly mortgage payment will change.

**The surplus amount listed above assumes the loan is current with no outstanding payments owed. If the loan is not contractually current, the surplus funds listed may not be actual funds in the escrow account. Any surplus funds in the escrow account will be held by us until the next escrow review. If you have past due amounts, please sign-in to your account at www.mrcooper.com or contact us for the past due amount and options to bring the loan current.*

**If the surplus amount is less than \$50, it will be applied to the monthly payments*

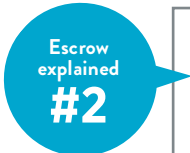
HERE'S YOUR NEW MORTGAGE PAYMENT STARTING JULY 1, 2021:

\$2,834.36
NEW MONTHLY
MORTGAGE PAYMENT

	CURRENT PAYMENT	DIFFERENCE	NEW PAYMENT
PRINCIPAL AND/OR INTEREST	\$1,817.56	-	\$1,817.56
ESCROW PAYMENT (TAXES & INSURANCE)	\$1,016.80	-	\$1,016.80
TOTAL MONTHLY MORTGAGE PAYMENT AMOUNT	\$2,834.36	\$0.00	\$2,834.36

NOTE: If you have an adjustable rate mortgage (ARM), a separate notice will be sent before your payment is scheduled to change.

For a detailed look at your payment amounts, see the following pages.



WHO CHANGES THE ESCROW ITEM AMOUNTS?

Any changes to what you owe for taxes and insurance are determined by your taxing authorities and insurance providers, not Mr. Cooper.

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If you are a successor in interest (received the property from a relative through death, devise, or divorce, and you are not a borrower on the loan) that has not assumed, or otherwise become obligated on the debt, this communication is for informational purposes only and is not an attempt to collect a debt from you personally.



HERE'S HOW WE CALCULATE ESCROW AMOUNTS:

Escrow is kind of like a savings account - you add money to it and we use that money to make your taxes and insurance payments throughout the coming year. Here's how:

- First, we review the escrow payments we received from you and the tax and insurance items paid on your behalf during the past year.
- Second, we determine if your monthly escrow payment needs to change for the coming year. To do this, we estimate the next year's tax and insurance items (excluding mortgage insurance) that we will pay on your behalf, plus the cash reserve† amount. We then divide the projected total by 12 to get your new monthly escrow payment.
- Then, with your new monthly escrow payment set, we project the monthly escrow account balances over the next year, on a month by month basis, to show what is coming in and what is going out.
- Finally, we compare the month with the lowest projected balance to the required minimum balance for that month to determine whether a shortage or surplus exists.
- The account histories on the following page show these steps in action!

† The cash reserve is also the minimum account balance. To calculate the cash reserve for the escrow account, we add up the total of your yearly escrow items (excluding Mortgage Insurance) and divide the total by 12. We take this amount and multiply it by 2, as allowed by state laws and/or the mortgage contract, to determine the total cash reserve. Maintaining a cash reserve helps to cover any unexpected increases in taxes and/or insurance.

Escrow explained
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ESCROW IS BASED UPON A PROJECTION.

The amount of your escrow account monthly payment is based upon disbursement projections for the next year using what we paid out the previous year.

HERE'S WHY THERE'S A SURPLUS:

LOWEST PROJECTED
ESCROW BALANCE (3/2022)
\$2,033.60

CALCULATED IN ESCROW ACCOUNT
PROJECTIONS TABLE ON THE NEXT PAGE

MINIMUM AMOUNT
REQUIRED:
\$2,033.60

CALCULATED AS: \$1,016.80 X 2 MONTHS

ESCROW SURPLUS
+ \$0.00

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see the following pages.

ESCROW ACCOUNT TRENDS:

This chart lists past tax and insurance item disbursements, as well as any surplus or shortage amounts that may have been identified for the past annual escrow reviews.

ACTUAL	01/21-06/21
PROPERTY INSURANCE	\$611.50
PROPERTY TAXES	\$5,489.20
TOTAL TAXES AND INSURANCE	\$6,100.70
MORTGAGE INSURANCE	-
TOTAL ACTUAL ESCROW	\$6,100.70

PROJECTED	07/21-06/22	# OF MONTHS	NEW MONTHLY ESCROW AMOUNT
PROPERTY TAXES	\$10,978.40	÷ 12	= \$914.87
PROPERTY INSURANCE	\$1,223.15	÷ 12	= \$101.93
TOTAL TAXES AND INSURANCE	\$12,201.55	÷ 12	= \$1,016.80
MORTGAGE INSURANCE	-	÷ 12	= -

NEW TOTAL MONTHLY ESCROW AMOUNT **\$1,016.80**

The Shortage/Surplus amount is a projection that assumes that there are no outstanding payments owed. If the loan is not contractually current, the surplus/shortage amount does not represent the current escrow account status.

Escrow explained
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QUESTIONS ABOUT ESCROW ITEMS?

If you have questions about changes to your taxes and insurance, please contact your local taxing authority or insurance provider.

HERE ARE YOUR ESCROW ACCOUNT PROJECTIONS FOR JULY 2021 TO JUNE 2022

DATE	DEPOSITS TO ESCROW	PAYMENT FROM ESCROW	DESCRIPTION	PROJECTED ESCROW BALANCE	BALANCE REQUIRED IN THE ACCOUNT
			STARTING BALANCE	\$5,083.95	\$5,083.95
JULY 2021	\$1,016.80	-	-	\$6,100.75	\$6,100.75
AUGUST 2021	\$1,016.80	-	-	\$7,117.55	\$7,117.55
SEPTEMBER 2021	\$1,016.80	-	-	\$8,134.35	\$8,134.35
OCTOBER 2021	\$1,016.80	\$1,223.15	HAZARD SFR	\$7,928.00	\$7,928.00
NOVEMBER 2021	\$1,016.80	\$5,489.20	COUNTY TAX	\$3,455.60	\$3,455.60
DECEMBER 2021	\$1,016.80	-	-	\$4,472.40	\$4,472.40
JANUARY 2022	\$1,016.80	-	-	\$5,489.20	\$5,489.20
FEBRUARY 2022	\$1,016.80	-	-	\$6,506.00	\$6,506.00
MARCH 2022	\$1,016.80	\$5,489.20	COUNTY TAX	\$2,033.60	\$2,033.60
APRIL 2022	\$1,016.80	-	-	\$3,050.40	\$3,050.40
MAY 2022	\$1,016.80	-	-	\$4,067.20	\$4,067.20
JUNE 2022	\$1,016.80	-	-	\$5,084.00	\$5,084.00
TOTALS	\$12,201.60	-\$12,201.55	ENDING BALANCE	\$5,084.00	\$5,084.00

The amounts in the boxes above indicate the month with the lowest projected escrow balance and the minimum required balance.

HERE'S YOUR ESCROW ACCOUNT ACTIVITY FROM JANUARY 2021 TO JUNE 2021

DATE	DEPOSITS TO ESCROW			PAYMENTS FROM ESCROW			DESCRIPTION	ESCROW BALANCE		
	ACTUAL	PROJECTED	DIFFERENCE	ACTUAL	PROJECTED	DIFFERENCE		ACTUAL	PROJECTED	DIFFERENCE
							STARTING BALANCE	\$0.00	\$3,050.35	-\$3,050.35
JANUARY 2021	\$7,937.10	-	\$7,937.10	-	-	-	-	\$7,937.10	\$3,050.35	\$4,886.75
MARCH 2021	\$1,221.67	-	\$1,221.67	\$611.50	-	\$611.50	HAZARD SFR	\$8,547.27	\$3,050.35	\$5,496.92
MARCH 2021	-	-	-	\$5,489.20	-	\$5,489.20	COUNTY TAX	\$3,058.07	\$3,050.35	\$7.72
APRIL 2021	\$1,833.17	-	\$1,833.17	\$1,840.89	-	\$1,840.89	SURPL REFUND	\$3,050.35	\$3,050.35	\$0.00
MAY 2021	\$1,016.80	\$1,016.80	-	-	-	-	-	\$4,067.15	\$4,067.15	\$0.00
JUNE 2021	\$1,016.80E	\$1,016.80	-	-	-	-	-	\$5,083.95	\$5,083.95	\$0.00
TOTALS	\$13,025.54	\$2,033.60	\$10,991.94	\$7,941.59	-	\$7,941.59	ENDING BALANCE	\$5,083.95	\$5,083.95	\$0.00

E – An amount listed with an "E" is a deposit to escrow or payment from escrow we anticipate to occur prior to the effective date of the new monthly payment.

If a previous escrow analysis statement was sent to you by your previous servicer, please refer to that statement for comparison purposes. If your loan was newly originated, please refer to your initial escrow disclosure for comparison of your prior years projections.

If you are a successor in interest (received the property from a relative through death, devise, or divorce, and you are not a borrower on the loan) that has not assumed, or otherwise become obligated on the debt, this communication is for informational purposes only and is not an attempt to collect a debt from you personally.

