

## Annual Escrow Analysis Guide

### Overview of the Escrow Account

Escrow is an account of money Volunteer Mortgage Loan Servicing (VMLS) maintains on your behalf. Funds are disbursed from the escrow account to pay your local real estate taxes, homeowner's insurance, and (in some cases) mortgage insurance and/or flood insurance. Under the terms of your mortgage, VMLS is required to collect funds from you with your monthly payment to maintain your escrow account. This ensures your escrow account has the funds needed to pay the expenses.

### Overview of the Annual Escrow Analysis

Every year, VMLS conducts an analysis of your escrow account. We do this to ensure the account has the required amount of funds in it so we can disburse upcoming payments on your behalf.

All loans not more than 30 days delinquent, and not included in a Bankruptcy Plan will be analyzed at the end of February with a new payment effective date of April 1. VMLS will provide you with a summary of the results by mail the same month the analysis is conducted.

The information included on the Annual Escrow Analysis Disclosure Statement is an estimate based on the prior year's expenses paid.

### Impact of the Annual Escrow Analysis

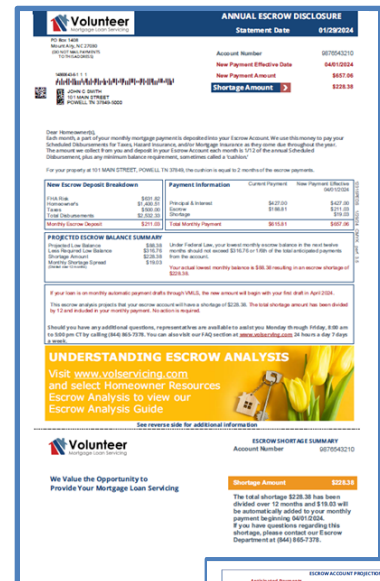
Due to the annual analysis, the amount of money deposited into your escrow account may change every year. As a result, it is normal that your total monthly mortgage payment amount may change after the escrow analysis is completed.

For some customers, the result of the escrow analysis may cause their total monthly payment amount to decrease, while other customers may see it increase. However, the total amount changes only because the portion of the payment which is placed in the escrow account has changed. The amounts you owe for the principal and interest will never change because of the escrow analysis.

### What You Should Do

Review your escrow analysis when it arrives to verify the information on it and identify how your total monthly mortgage payment might change.

You have the right to shop for Homeowner's Insurance by contacting Insurance companies and requesting quotes. If you decide to obtain different Insurance, please notify VMLS immediately.



**Volunteer ANNUAL ESCROW DISCLOSURE**  
Statement Date: 01/29/2024

Account Number: 007040210  
New Payment Effective Date: 04/01/2024  
New Payment Amount: \$687.96  
Shortage Amount: \$226.38

**PROJECTED ESCROW BALANCE SUMMARY**

Item	Amount	Under Federal Law, your total monthly system balance on the next business day after the next business day will be:
Current Escrow Balance	\$1,121.16	\$1,121.16
Projected Escrow Balance	\$894.78	\$894.78
Shortage Amount	\$226.38	\$226.38

**UNDERSTANDING ESCROW ANALYSIS**  
Visit [www.volunteers.com](http://www.volunteers.com) and select Homeowner Resources Escrow Analysis to view our Escrow Analysis Guide

**ESCROW SHORTAGE SUMMARY**  
Shortage Amount: \$226.38  
The total shortage \$226.38 has been identified over 12 months and \$19.52 will be automatically added to your monthly payment beginning 04/01/2024.

ANNUAL ESCROW ANALYSIS				ESCROW ACCOUNT PROJECTIONS	
Month	Projected Payment	Projected Escrow	Projected Total	Current Balance	Projected Balance
Jan	687.96	19.52	707.48	1,121.16	1,140.68
Feb	687.96	19.52	707.48	1,140.68	1,160.20
Mar	687.96	19.52	707.48	1,160.20	1,179.72
Apr	687.96	19.52	707.48	1,179.72	1,199.24
May	687.96	19.52	707.48	1,199.24	1,218.76
Jun	687.96	19.52	707.48	1,218.76	1,238.28
Jul	687.96	19.52	707.48	1,238.28	1,257.80
Aug	687.96	19.52	707.48	1,257.80	1,277.32
Sep	687.96	19.52	707.48	1,277.32	1,296.84
Oct	687.96	19.52	707.48	1,296.84	1,316.36
Nov	687.96	19.52	707.48	1,316.36	1,335.88
Dec	687.96	19.52	707.48	1,335.88	1,355.40
Total	8,255.52	234.24	8,489.76	1,355.40	1,355.40

ESCROW ACCOUNT HISTORY				Current Balance	
Payment To Date	Payment From Period	Current Balance	Current Balance	Current Balance	Current Balance
01/29/2024	01/01/2024	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	12/01/2023	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	11/01/2023	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	10/01/2023	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	09/01/2023	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	08/01/2023	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	07/01/2023	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	06/01/2023	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	05/01/2023	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	04/01/2023	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	03/01/2023	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	02/01/2023	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	01/01/2023	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	12/01/2022	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	11/01/2022	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	10/01/2022	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	09/01/2022	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	08/01/2022	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	07/01/2022	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	06/01/2022	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	05/01/2022	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	04/01/2022	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	03/01/2022	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	02/01/2022	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	01/01/2022	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	12/01/2021	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	11/01/2021	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	10/01/2021	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	09/01/2021	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	08/01/2021	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	07/01/2021	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	06/01/2021	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	05/01/2021	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	04/01/2021	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	03/01/2021	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	02/01/2021	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	01/01/2021	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	12/01/2020	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	11/01/2020	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	10/01/2020	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	09/01/2020	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	08/01/2020	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	07/01/2020	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	06/01/2020	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	05/01/2020	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	04/01/2020	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	03/01/2020	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	02/01/2020	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	01/01/2020	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	12/01/2019	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	11/01/2019	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	10/01/2019	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	09/01/2019	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	08/01/2019	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	07/01/2019	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	06/01/2019	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	05/01/2019	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	04/01/2019	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	03/01/2019	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	02/01/2019	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	01/01/2019	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	12/01/2018	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	11/01/2018	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	10/01/2018	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	09/01/2018	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	08/01/2018	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	07/01/2018	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	06/01/2018	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	05/01/2018	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	04/01/2018	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	03/01/2018	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	02/01/2018	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	01/01/2018	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	12/01/2017	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	11/01/2017	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	10/01/2017	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	09/01/2017	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	08/01/2017	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	07/01/2017	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	06/01/2017	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	05/01/2017	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	04/01/2017	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	03/01/2017	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	02/01/2017	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	01/01/2017	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	12/01/2016	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	11/01/2016	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	10/01/2016	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	09/01/2016	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	08/01/2016	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	07/01/2016	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	06/01/2016	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	05/01/2016	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	04/01/2016	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	03/01/2016	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	02/01/2016	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	01/01/2016	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	12/01/2015	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	11/01/2015	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	10/01/2015	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	09/01/2015	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	08/01/2015	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	07/01/2015	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	06/01/2015	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	05/01/2015	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	04/01/2015	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	03/01/2015	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	02/01/2015	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	01/01/2015	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	12/01/2014	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	11/01/2014	1,121.16	1,121.16	1,121.16	1,121.16
01/29/2024	10/01/2014	1,121.16	1,121.16	1	

## Important Sections of the Annual Escrow Analysis

**New Escrow Deposit Breakdown** lists your Escrowed Items and the Anticipated Amounts Due used to calculate your New Monthly Escrow Payment. Total Disbursements/12=Monthly Escrow Deposit.

**Payment Information** compares your current monthly payment to your new monthly payment effective April 1. If you have a shortage, the shortage will be shown as 1/12 of the shortage paid back in 12 payments. If you have a surplus of less than \$50, the surplus will be shown as 1/12 of the surplus credited to 12 payments.

New Escrow Deposit Breakdown		Payment Information	Current Payment	New Payment Effective 04/01/2024
FHA Risk	\$631.82	Principal & Interest	\$427.00	\$427.00
Homeowner's	\$1,400.51	Escrow	\$188.81	\$211.03
Taxes	\$500.00	Shortage		\$19.03
Total Disbursements	\$2,532.33			
<b>Monthly Escrow Deposit</b>	<b>\$211.03</b>	<b>Total Monthly Payment</b>	<b>\$615.81</b>	<b>\$657.06</b>

**Projected Escrow Summary Balance** lists your anticipated lowest balance of your escrow account, the required minimum balance of your escrow account, the difference resulting in a Surplus (too much money in your escrow account) or a Shortage (not enough money in your escrow account), and the 12 month spread if you have a Shortage to be paid back to your escrow account through your next 12 payments. Additional details of the Projections are found on the back of your Escrow Analysis.

PROJECTED ESCROW BALANCE SUMMARY		
Projected Low Balance	\$88.38	Under Federal Law, your lowest monthly escrow balance in the next twelve months should not exceed \$316.76 or 1/6th of the total anticipated payments from the account.
Less Required Low Balance	\$316.76	
Shortage Amount	\$228.38	
Monthly Shortage Spread (Divided over 12 months)	\$19.03	
		<b>Your actual lowest monthly balance is \$88.38 resulting in an escrow shortage of \$228.38.</b>

Your escrow account has a minimum allowed balance (Low Point). To maintain a healthy account, we require a two month cushion reserved in your escrow account. If your escrow balance is projected to dip below the required cushion, you will have a Shortage. If your escrow balance is projected to always stay above the required two month cushion, you will have an Overage (Surplus). A full accounting of this is shown on the back of the escrow analysis.

### SHORTAGE

A shortage means the amount of money in the escrow account is not enough to pay the anticipated expenses and maintain the cushion. This can occur due to increases in your Taxes or Insurance, changing the timing of your Insurance payment, or switching Insurance companies causing two disbursements in a single year. This amount must be paid to your escrow account. If you cannot afford either option, please contact VMLS for additional payment assistance.

- **Pay Option 1:** Pay the shortage over the next 12 months. No action is needed, the 1/12 shortage amount has been added to your payment amount starting with your April 1 payment.
- **Pay Option 2:** Pay the shortage amount in full using the coupon supplied with a Letter mailed separately from the Escrow Analysis that contains an Escrow Shortage Coupon.

### SURPLUS

A surplus means the amount of money in the escrow account is more than what is required to pay the anticipated expenses. A surplus will be refunded to you in one of two ways.

- **Refund Option 1:** If the surplus is less than \$50, VMLS will temporarily reduce your monthly escrow payment by using 1/12 of the surplus to credit your escrow payment each month.
- **Refund Option 2:** If the surplus is more than \$50 a check will be mailed to you within 30 days of the date of the escrow analysis.

### PROJECTION & HISTORY TABLE

Review the back tables on your Escrow Analysis for detailed accounting of the projected incoming payments, projected outgoing disbursements, and the impacts on the escrow balance each month.