



CREDIT UNION
OF
COLORADO®

Explaining Your Escrow Analysis Report's Tax and Insurance Account Disclosure

Tax and Insurance Account Disclosure Statement

April 1, 2022

Credit Union of Colorado
 1390 Logan Street
 Denver CO 80203
 (303)832-4816
 Toll: (800)444-4816

Account Number: xxxxxx
 Loan Number: xxx
 Due Date: 04/01/22

Property Address:
5 Elm Street
Denver, Co 80000

The "Account History" is a snapshot of the Escrow account over the past 12 months.

Account History for 06/21 Through 05/22

Month	Projected T&I Pmt	Actual T&I Pmt	Projected T&I Disb	Actual T&I Disb	Disb Desc	Projected T&I Balance	Actual T&I Balance
Starting T&I Balance						1,000.50	867.80
June	500.24	511.30 *	0.00	0.00		1,500.74	1,379.10
July	500.24	511.30 *	0.00	0.00		2,000.98	1,890.40
August	500.24	511.30 *	0.00	0.00		2,501.22	2,401.70
September	500.24	511.30 *	0.00	0.00		3,001.46	2,913.00
October	500.24	511.30 *	0.00	0.00		3,501.70	3,424.30
November	500.24	511.30 *	0.00	0.00		4,001.94	3,935.60
December	500.24	511.30 *	0.00	0.00		4,502.18	4,446.90
January	500.24	511.30 *	0.00	0.00		5,002.42	4,956.20
February	500.24	511.30 *	1,292.45	1,463.28 *	Taxes	4,210.21	4,006.22
March	500.24	511.30 *	3,418.00	4,117.00 *	Hazard Insurance (HAZ/FLD)	1,292.45	400.52
April	500.24	511.30 * E	0.00	0.00		1,792.69	911.82
May	500.24	511.30 * E	1,292.45	1,463.28 * E	Taxes	1,000.48	-40.16 **
Totals.....	6,002.88	6,135.60	6,002.90	7,043.56			

An asterisk (*) indicates a difference from a previous estimate either in the date or the amount. An "E" indicates estimates for future payments or disbursements.

The mortgage payment, as of the last T&I Account Disclosure Statement, was 1,729.88. The breakdown was as follows: 1,218.58 Principal and Interest, 511.30 T&I, 0.00 Miscellaneous Insurance, 0.00 Subsidy.

Last year, we anticipated that disbursements from the T&I account would be made during this period equalling 6,002.90. Under RESPA, the low monthly T&I balance should not have exceeded 1,000.48, or 1/6 of anticipated disbursements. Under the mortgage contract, the low monthly T&I balance should not have exceeded 1,000.48. Under the servicers selected low point, the low monthly T&I balance should not have exceeded 1,000.48. The low balance was -40.16**.

Review the difference in the activity that we projected to occur against the actual history. Possibilities for not reaching the low balance may include:

1. A tax bill, insurance bill, or other T&I item was paid at a lower amount than projected, or was paid later than projected.
2. A surplus from a prior year was not eliminated.
3. Unscheduled deposits were made to the T&I account.
4. Unscheduled disbursements were made from the T&I account.

For further explanation, please call Mortgage Servicing.

Projected T&I is the prior year escrow payment based solely on the anticipated disbursements.

Actual T&I is the what was collected over the past 12 months and can include prior year shortage/deficiency amounts.

This is a comparison of the projected and actual amounts paid towards property tax, insurance and other escrow-related items over the last 12 months.



Tax and Insurance Account Disclosure Statement

April 1, 2022

Credit Union of Colorado
 1390 Logan Street
 Denver CO 80203
 (303)832-4816
 Toll: (800)444-4816

Account Number: xxxxxx
 Loan Number: xxxxx
 Due Date: 04/01/22

Property Address:

**5 Elm Street
 Denver, Co 80000**

Account Projection Detail for 06/22 Through 05/23

Month	Projected T&l Pmt	Projected T&l Disb	Disb Desc	Current Bal Projection	Required Bal Projection
Starting T&l Balance.....				-40.16	1,173.96
June	586.96	0.00		546.80	1,760.92
July	586.96	0.00		1,133.76	2,347.88
August	586.96	0.00		1,720.72	2,934.84
September	586.96	0.00		2,307.68	3,521.80
October	586.96	0.00		2,894.64	4,108.76
November	586.96	0.00		3,481.60	4,695.72
December	586.96	0.00		4,068.56	5,282.68
January	586.96	0.00		4,655.52	5,869.64
February	586.96	1,463.28	Taxes	3,779.20	4,993.32
March	586.96	4,117.00	Hazard Insurance (HAZ/FLD)	249.16	1,463.28
April	586.96	0.00		836.12	2,050.24
May	586.96	1,463.28	Taxes	-40.20	1,173.92 **
Totals.....	7,043.52	7,043.56			

This section shows the amounts we expect to pay for your estimated property tax, insurance, and other escrow related items for the coming year including balance projections of your escrow account.

The projected payments are added up and divided by 12 to determine your new escrow amount.

This is the lowest balance you will have in your escrow account based on the projected payments compared to the required lowest balance.

Account Projection Summary for 06/22 Through 05/23

Projected T&I Payment:	586.96	(12 payments)
Current Balance Projected Low Point:	-40.20	
Less the lowest of the following:		
RESPA Allowed Low Point:	1,173.92	
Mtg Document Allowed Low Point:	1,173.92	
Low Point Selected By Servicer:	1,173.92	1,173.92
Net Balance:		1,214.12
Plus Deficiency:		40.16
Resulting Shortage:		1,173.96
T&I Balance:		-40.16
Plus Deficiency:		40.16
Plus Shortage:		1,173.96

New Payment Information:	
Current P&I Payment:	1,218.58
T&I Payment:	586.96
1/12 of Deficiency:	3.35
1/12 of Shortage:	97.83
<hr/>	
New Payment Effective:	06/01/22
	<u>1,906.72</u>

Required Beginning Balance Projection to Ensure Low Point (incl reserves) of:	1,173.92 **	1,173.96
---	-------------	----------

There is a deficiency of 40.16. This deficiency may be collected over a period of two months or more unless the deficiency is less than one month's deposit, in which case we have the additional option of requesting payment within 30 days. PLEASE PAY IT OVER 12 PAYMENTS ENDING WITH THE 05/01/23 PAYMENT, AFTER WHICH THE PAYMENT WILL BE REDUCED BY THIS AMOUNT.

After considering the deficiency, a remaining shortage of 1,173.96. This shortage may be collected over a period of 12 months or more. WE HAVE DECIDED TO COLLECT IT OVER 12 MONTHS.

An "F" indicates a reserve amount held in the account for a future year disbursement.

Reserves held for items yet to be paid are needed in the escrow account to pay for tax and/or insurance items that were due to be paid prior to the T&I computation period, as indicated.

For further explanation, please call Mortgage Servicing.

Keep this statement for comparison with the actual activity in the account at the end of the next escrow accounting computation year.

The account summary page provides an overview of the analysis. This page provides the final outcome of your analysis and lists:

- The lowest balance projection for your escrow account
- The required minimum balance
- Payment information breakdown
- The outcome of the analysis

The new monthly payment breakdown is shown here. This payment takes effect June 1st. The Principal and interest (P&I) portion of your payment will never change.

The escrow payment (T&I) payment reflects the new amount as determined by the projection. Any shortage or deficiency amounts are divided by 12 and included in the monthly payment.*

** If you chose to pay your shortage or deficiency balance in full, these estimations will be removed from your monthly payment calculation.*

The lowest balance projections from the previous page are listed again here.

A deficiency occurred in this example because the escrow balance fell below a zero balance.

A shortage occurred because the balance fell below the required two month balance.

