



5 Statehouse Plaza
Suite 500
Little Rock, AR 72203-3490
DO NOT mail payments to this address

ANNUAL ESCROW DISCLOSURE

Statement Date **08/21/2023**

+ 0784844 00000555 080EMA 0925776 SHTG
COLIN GULLING
3512 W 115TH PL
CHICAGO IL 60655-3625
|||

Account Number	[REDACTED]
New Payment Effective Date	10/01/2023
New Payment Amount	\$1,764.25
Shortage Amount	\$4,239.23

Dear Homeowner(s),

Each year, we analyze your escrow account to determine if the correct amount is being collected to pay your property taxes and/or insurance. Changes in the annual payment of your taxes and/or insurance may cause your mortgage payment amount to change. Please review the most recent details of your escrow account.

New Escrow Deposit Breakdown	
Homeowners Ins	\$1,947.75
County Tax	\$2,000.00
County Tax	\$2,263.00
Total Disbursements	\$6,210.75
Monthly Escrow Deposit	\$517.56

Payment Information		
	Current Payment	New Payment Effective 10/01/2023
Principal & Interest	\$893.43	\$893.43
Escrow	\$420.21	\$517.56
Shortage	\$0.00	\$353.26
Total Monthly Payment	\$1,313.64	\$1,764.25

Projected Escrow Balance Summary	
Projected Low Balance	\$-3,204.11
Less Required Low Balance	\$1,035.12
Shortage Amount	\$4,239.23
Monthly Shortage Spread (Divided over 12 months)	\$353.26

Under federal law, your lowest monthly escrow balance in the next twelve months should not exceed \$1,035.12 or 1/6th of the total anticipated payments from the account, unless your mortgage contract or state law specifies a lower amount. **Your actual lowest monthly balance is \$-3,204.11, resulting in an escrow shortage of \$4,239.23.**

The federal government under RESPA ruling allows a projected adjustment for collections of insurance and tax amounts using the increase in the most recent consumer price index (CPI). The current CPI used for this analysis is 0.20%.

If your loan is on auto-draft for your monthly mortgage payment, please be advised that the new payment will be drafted on 10/01/2023. This escrow analysis projects that your escrow account will have a shortage of \$4,239.23. The total shortage amount has been divided by 12 and included in your monthly payment. No action is required.

Should you have any additional questions, representatives are available to assist you Monday - Friday, 8am-5pm, Central by calling 844.687.1760. You can also visit our FAQ section at www.myboeloan.com 24 hours a day 7 days a week.



See reverse side for additional information

DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT.

ESCROW SHORTAGE COUPON

Loan Number: 000002005466945
Shortage Amount: \$4,239.23

Your escrow shortage has been spread over 12 months, resulting in an additional increase in your monthly payment.

IF YOU CHOOSE to pay your shortage in full, please mail this coupon with your remittance of the shortage amount to Bank of England Mortgage at the address shown to the left.

Another option to pay your escrow shortage in full is to pay on line at www.myboeloan.com



5 Statehouse Plaza
Suite 500
Little Rock, AR 72203-3490

Bank of England Mortgage
PO Box 3490
Little Rock, AR 72203-3490



Escrow Account Projections					
Anticipated Payments			Escrow Balance		
Month	Payments to Escrow	Payments From Escrow	Description	Projected Balance	Required Balance
			Starting Balance	\$-1,651.40	\$2,587.83
Oct 2023	\$517.56	\$2,000.00	County Tax	\$-3,133.84	\$1,105.39
Nov 2023	\$517.56	\$0.00	Payment	\$-2,616.28	\$1,622.95
Dec 2023	\$517.56	\$0.00	Payment	\$-2,098.72	\$2,140.51
Jan 2024	\$517.56	\$0.00	Payment	\$-1,581.16	\$2,658.07
Feb 2024	\$517.56	\$0.00	Payment	\$-1,063.60	\$3,175.63
Mar 2024	\$517.56	\$0.00	Payment	\$-546.04	\$3,693.19
Apr 2024	\$517.56	\$0.00	Payment	\$-28.48	\$4,210.75
May 2024	\$517.56	\$2,263.00	County Tax	\$-1,773.92	\$2,465.31
Jun 2024	\$517.56	\$1,947.75	Homeowners Ins	\$-3,204.11	\$1,035.12
Jul 2024	\$517.56	\$0.00	Payment	\$-2,686.55	\$1,552.68
Aug 2024	\$517.56	\$0.00	Payment	\$-2,168.99	\$2,070.24
Sep 2024	\$517.56	\$0.00	Payment	\$-1,651.43	\$2,587.80

Escrow Account History							
Month	Payments to Escrow		Payments From Escrow		Description	Escrow Balance	
	Projected	Actual	Projected	Actual		Projected Balance	Actual Balance
					Starting Balance	\$0.00	\$178.61
Oct 2022	\$0.00	\$420.21	\$0.00	\$0.00	Payment	\$0.00	\$598.82
Nov 2022	\$0.00	\$840.42	\$0.00	\$0.00	Payment	\$0.00	\$1,439.24
Nov 2022	\$0.00	\$0.00	\$0.00	\$95.11	* 270007s □H*	\$0.00	\$1,344.13
Dec 2022	\$0.00	\$0.00	\$0.00	\$0.00	Payment	\$0.00	\$1,344.13
Jan 2023	\$0.00	\$840.42	\$0.00	\$0.00	Payment	\$0.00	\$2,184.55
Feb 2023	\$0.00	\$420.21	\$0.00	\$0.00	Payment	\$0.00	\$2,604.76
Mar 2023	\$0.00	\$420.21	\$0.00	\$0.00	Payment	\$0.00	\$3,024.97
Apr 2023	\$0.00	\$420.21	\$0.00	\$0.00	Payment	\$0.00	\$3,445.18
Apr 2023	\$0.00	\$0.00	\$0.00	\$2,263.00	* County Tax	\$0.00	\$1,182.18
May 2023	\$0.00	\$420.21	\$0.00	\$0.00	Payment	\$0.00	\$1,602.39
Jun 2023	\$0.00	\$0.00	\$0.00	\$0.00	Payment	\$0.00	\$1,602.39
Jun 2023	\$0.00	\$0.00	\$0.00	\$2,146.46	* Homeowners Ins	\$0.00	\$-544.07
Jul 2023	\$0.00	\$840.42	\$0.00	\$0.00	Payment	\$0.00	\$296.35
Jul 2023	\$0.00	\$0.00	\$0.00	\$1,947.75	* Homeowners Ins	\$0.00	\$-1,651.40
Aug 2023	\$0.00	\$0.00	\$0.00	\$0.00	Payment	\$0.00	\$-1,651.40
Sep 2023	\$0.00	\$0.00	\$0.00	\$0.00	Payment	\$0.00	\$-1,651.40

This statement itemizes your actual escrow account transactions since your previous analysis statement or initial disclosure. The projections from your previous escrow analysis are to the left of the actual payments, disbursements and escrow balance. By comparing the actual payments to the previous projections listed, you can determine where a difference may have occurred.

An asterisk (*) indicates a difference from the projected activity in either the amount or date. When applicable, the letter "E" beside an amount indicates that a payment or disbursement has not yet occurred, but is estimated to occur as shown.