



MORTGAGE LOAN:010000009

Date:

**ANNUAL ESCROW ACCOUNT DISCLOSURE STATEMENT**

This account must be analyzed annually to determine whether enough funds are being collected, and whether the account has a shortage or surplus based on the anticipated activity.

<b>PART 1 – NEW MORTGAGE PAYMENT</b>		<b>PART 2 - ANTICIPATED ANNUAL DISBURSEMENTS</b>	
The new payment consists of:		Bill due in the upcoming year:	
Principal & Interest (P&I)	\$502.75	Mortgage Insurance	\$0.00
Escrow Deposit	\$82.06	Flood Insurance	\$0.00
Deficiency/ Shortage	\$30.32	Hazard Insurance	\$984.71
Optional Insurance	\$0.00	Taxes	\$0.00
Miscellaneous	\$0.00		
Subsidy / Replacement reserve	\$0.00	<b>Total Anticipated Annual Disbursements:</b>	<b>\$984.71</b>
<b>New Mortgage Payment beginning on 08/01/21</b>	<b>\$615.13</b>	Escrow Deposit	\$82.06

**PART 3 – ACCOUNT HISTORY**

This statement shows the Escrow Account activity from 08/20 through 07/21. The current mortgage payment is \$630.23 of which \$502.75 is for principal and interest and \$127.48 for the regular escrow account and other escrows, if applicable, such as Life Insurance, Disability Insurance, Service Fees and Maintenance, which are part of the payment.

Last year, we anticipated that payments to be disbursed from the account for this period would be \$989.92. Under Federal law, the required minimum balance should not have exceeded \$165.00 or 1/6 of total anticipated payment.

Account History

Month	Payments to Escrow Account	Disbursements from Escrow Account	Description	Escrow Account Balance
			BEGINNING BALANCE	\$-537.79
AUGUST	\$0.00	\$0.00	*	\$-537.79
SEPTEMBER	\$0.00	\$0.00	*	\$-537.79
OCTOBER	\$127.48	\$0.00	*	\$-410.31
NOVEMBER	\$127.48	\$0.00	*	\$-282.83
DECEMBER	\$254.96	\$0.00	*	\$-27.87
JANUARY	\$127.48	\$0.00	HAZARD INSUR	\$99.61
JANUARY	\$0.00	\$0.00	2ND EXCESS I	\$99.61

Account History

Month	Payments to Escrow Account	Disbursements from Escrow Account	Description	Escrow Account Balance
FEBRUARY	\$127.48	\$0.00		*
MARCH	\$127.48	\$0.00	EXCESS INSUR	*
APRIL	\$127.48	\$754.50	HAZARD INSUR	*
APRIL	\$0.00	\$181.21	2ND EXCESS I	*
MAY	\$127.48	\$0.00		*
JUNE	\$127.48 **	\$49.00 **	EXCESS INSUR	*
JULY	\$127.48 **	\$0.00		*
	Total Escrow Payments			\$1,402.28
	Total Tax Disbursements			\$0.00
	Total Insurance Disbursements			\$984.71

An asterisk (\*) indicates a difference from the previous estimated calculations either in the date or the amount.

\*\* The month(s) identified with the asterisks (\*) in the account history are budgeted, which means that at the date of the Annual Escrow Account Reserve Analysis, payments are pending to be received, or pending disbursements to be issued. The calculations in the Analysis are based on the 12 months shown; therefore, any difference in the pending payments to be received or pending disbursements to be issued, might cause an increase or decrease in the budgeted calculations shown in the Annual Escrow Account Analysis Statement.

PART 4 - ACCOUNT PROJECTIONS

For your information, the following is an estimate of the activity in the escrow account from 08/21 through 07/22. Please retain this statement for comparison with the actual activity in the account at the next escrow account computation year.

Month	To Escrow Account	From Escrow Account	Description	Projected Escrow Account Balance	Required Escrow Account Balance
BEGINNING BALANCE					\$607.47
AUGUST	\$82.06	\$0.00		\$-38.16	\$689.53
SEPTEMBER	\$82.06	\$0.00		\$43.90	\$771.59
OCTOBER	\$82.06	\$0.00		\$125.96	\$853.65
NOVEMBER	\$82.06	\$0.00		\$208.02	\$935.71
DECEMBER	\$82.06	\$0.00		\$290.08	\$1,017.77
JANUARY	\$82.06	\$754.50	HAZARD INSUR	\$-382.36	\$345.33
JANUARY	\$0.00	\$181.21	2ND EXCESS I	\$-563.57	\$164.12
FEBRUARY	\$82.06	\$0.00		\$-481.51	\$246.18
MARCH	\$82.06	\$49.00	EXCESS INSUR	\$-448.45	\$279.24
APRIL	\$82.06	\$0.00		\$-366.39	\$361.30
MAY	\$82.06	\$0.00		\$-284.33	\$443.36
JUNE	\$82.06	\$0.00		\$-202.27	\$525.42
JULY	\$82.06	\$0.00		\$-120.21	\$607.48

The ending projected escrow account balance is \$-120.22. The required beginning escrow balance according to this analysis should be \$607.47. This means that the account has a shortage of \$727.69.

Under federal law, the shortage may be charged in the mortgage payments, unless it is less than the deposit of the reserve account. If so, we may require the payment of the shortage within 30 days or it could be charged in the projected payments in this analysis. **The shortage of \$727.69 has been divided into 24 months and will be added to the payment beginning on 08/01/21.**

If loan has an adjustable interest rate, the payment may change prior to the next Escrow Analysis according to the new rate.

For more information regarding this analysis of the reserve account, you may contact our Mortgage Services Department, Customer Services Division, Monday through Friday from 8:00 a.m. at 6:00 p.m. and Saturday from 9:00 a.m. at 12:00 m. at 787- 775-1100 or toll-free at 1-800-981-1982.

**If You Anticipate Problems Making Payments:**

- 1 Please call our Loss Mitigation Division Mortgage Loan Center, Customer Service Section, from 8:00 a.m. to 6:00 p.m. collect at 787-522-1544 or Toll free for at 1-855-220-2201.

- I If you seek an alternative to the upcoming changes to the payment the following options may be possible (most are subject to lender approval):
  - Refinance the loan with us or another lender;
  - Sell your property and use the proceeds to pay off the current loan;
  - Modify the loan terms with us;
  - Payment forbearance temporarily gives you more term to pay the monthly payment
  
- I For refinancing, you may contact Popular Mortgage at 787-707-7070.
  
- I For evaluation of alternatives such as modifications or extensions, you may contact Loss Mitigation at 787-522-1544 or toll-free at 1-855-220-2201.

If you would like information for agencies or counseling programs in your area, call the U.S. Department of Housing and Urban Development (HUD) in Puerto Rico at 787-766-5400, in United States at 1-800-569-4287 or visit [www.hud.gov/offices/hsg/fh/c/hcs.cfm](http://www.hud.gov/offices/hsg/fh/c/hcs.cfm). For information about the Making Home Affordable (MHA) program, you may contact Homeowner's HOPE Hotline Number 1-888-995-HOPE. If you need information of the U.S. Consumer Financial Protection Bureau (CFPB), visit the web site <http://www.consumerfinance.gov>.