

# About Your Annual Escrow Disclosure Statement

Enclosed are the Annual Disclosure Statements for the escrow account established on your DFCU Financial mortgage loan. Below is a brief explanation of how it works.

**PROJECTION STATEMENT:** projects your escrow account requirements for the next 12 months; your new payment amount will be effective **April 1, 2018**.

- **Escrow Surplus:** on the effective date of your new loan payment (4/1/18), if the projection shows your account has a surplus amount, we will **deposit your surplus in your DFCU deposit account** if the loan owners match the deposit owners on the account; otherwise, your surplus check will be mailed to you.
- **Escrow Shortage:** if the projection shows your account has a shortage and/or deficiency, this amount will be divided by 12 and included in your new escrow payment amount. **If you wish to pay the shortage** and not include this amount in your new escrow payment, please pay the shortage amount **prior to April 1, 2018**.

**HISTORY STATEMENT:** details the payments, disbursements and balances in your escrow account from **April 1, 2017** through **March 31, 2018**.

- **“Anticipated”** is defined as disbursements from, or payments to, your escrow account for taxes, homeowners insurance and PMI insurance.

**PAYMENTS:** escrow accounts on an Adjustable Rate Mortgage (ARM) will continue to receive monthly loan bills, and Fixed Rate Mortgages receive a coupon book per federal regulations regardless if the mortgage is scheduled for monthly automatic payment transfers. In any case, scheduled payment amounts will be updated according to the analysis.

**WE'RE HAPPY TO HELP.** Call our Mortgage Servicing Department at **800.739.2770**; then select **option 4**.

Thank you for your membership and mortgage business.



DFCU Financial is an equal opportunity lender.

