



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, 2016**.

- **Escrow Surplus:** on the effective date of your new loan payment (4/1/16), 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, 2016**.

HISTORY STATEMENT: details the payments, disbursements and balances in your escrow account from **April 1, 2015** through **March 31, 2016**.

- **"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.

