

## Guide to Understanding Your Escrow Statement

**Columbia Bank** 800.522.4167  
90-01 Route 208 North • Fair Lawn, NJ 07410

03919 388679 102 ATM 731.3876.1 4 003822

Jane Doe  
19-01 Route 208 N  
Fair Lawn, NJ 07410

Statement Date: 09-08-2024  
Account Number: 000000  
Escrow Balance: \$4,317.45

For Customer Inquiries Call:  
1-800-522-4167

**ANNUAL ESCROW ACCOUNT DISCLOSURE STATEMENT**  
PROJECTIONS FOR COMING YEAR 11-2020 THRU 10-2021

This is an estimate of activity in your escrow account during the coming year based on payments anticipated to be made from your account.

Month/Year	Payments To Escrow Account	Payments From Escrow Account	Description	Projected Escrow Balance
Required Starting Balance				2,225.04
11-2020	1,112.52	0.00		3,337.56
12-2020	1,112.52	0.00		4,450.08
01-2021	1,112.52	3,312.16	CRANFORD TWP	2,250.44
02-2021	1,112.52	0.00		3,362.96
03-2021	1,112.52	0.00		4,475.48
04-2021	1,112.52	3,312.16	CRANFORD TWP	2,275.84
05-2021	1,112.52	0.00		3,388.36
06-2021	1,112.52	0.00		4,500.88
07-2021	1,112.52	3,353.82	CRANFORD TWP	2,249.56
08-2021	1,112.52	0.00		3,372.10
09-2021	1,112.52	0.00		4,484.62
10-2021	1,112.52	3,372.10	CRANFORD TWP	2,225.04

Under Federal Law, your lowest monthly balance should not exceed \$2,225.04 or 2 months of the anticipated payments from escrow. We chose a low balance of \$2,225.04 or 1/6th of anticipated payments from escrow. In order to achieve this low balance, your starting balance should be \$2,225.04 as shown above.

In fact, your anticipated escrow balance at the beginning of 11-2020 is \$2,091.16. This means that you have a shortage of \$133.88. This shortage may be collected from you over a period of 12 months unless the shortage is less than 1 month's deposit, in which case we have the additional option of requesting payment within 30 days. We have decided to collect it over 12 months.

Please keep this statement for comparison with the actual activity in your escrow account at the end of the escrow computation year.

Your new monthly mortgage payment for the coming year starting 11-2020 will be \$2,222.11 of which \$1,098.43 will be for principal and interest, and \$1,123.68 will go into your escrow account.

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The portion of your monthly mortgage payment that will be deposited into your escrow account.

Anticipated disbursements that will be made and to whom.

Projections for the Coming Year shows the estimated monthly activity of your Escrow Account for the coming year.

Learn whether your escrow account has a surplus, shortage or deficit.

Your new monthly mortgage payment shows what the due date your new payment amount will be and the date. This may change if you choose to pay all or part of a shortage or deficit prior to your new monthly payment taking effect. If your payment amount does change, be sure to update any automatic or recurring payments.

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**ANNUAL ESCROW ACCOUNT DISCLOSURE STATEMENT**  
ACCOUNT HISTORY

This is a statement of the activity in your escrow account from 11-2019 up to the beginning of your new escrow computation year - 11-2020.

Your monthly mortgage payment for the period was \$2,244.24 of which \$1,098.43 was for principal and interest, and \$1,145.81 went into your escrow account.

The following compares Actual Activity to Prior Projection:

Month/Year	Projected Payments To Escrow	Actual Payments To Escrow	Projected Payments From Escrow	Actual Payments From Escrow	Escrow Balance Projected	Escrow Balance Actual
Starting Balance					2,206.93	1,691.68
11-19	1103.46	1145.81	0.00	0.00*	3,310.39	2,837.49
12-19	1103.46	1145.81	0.00	0.00*	4,413.85	3,983.30
01-20	1103.46	1145.81	3252.22	3312.16*CRANFORD TWP	2,265.09	1,916.95
02-20	1103.46	1145.81	0.00	0.00*	3,368.55	2,992.76
03-20	1103.46	1145.81	0.00	0.00*	4,472.01	4,108.57
04-20	1103.46	1145.81	3252.21	3312.16*CRANFORD TWP	2,253.26	1,942.22
05-20	1103.46	1145.81	0.00	0.00*	3,426.72	3,088.03
06-20	1103.46	1145.81	0.00	0.00*	4,530.18	4,233.84
07-20	1103.46	1145.81	3372.11	3353.82*CRANFORD TWP	2,291.53	2,025.93
08-20	1103.46	1145.81	0.00	0.00*	3,394.99	3,171.64
09-20	1103.46	1145.81	0.00	0.00*	4,468.45	4,317.45
10-20	1103.46	1145.81	3364.99	3372.10 Anticipated	2,206.92	2,091.16

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

On your prior statement, we anticipated that payments from your account would be made during the escrow computation year totaling \$13,241.53. Under Federal Law, your lowest monthly balance should not have exceeded \$2,206.92 or 1/6th of anticipated payments from escrow.

Your low balance which was to have occurred at the end of 10-2020 did not exceed this amount. The asterisks on this statement may help you identify the reason.

**ESCROW ANNUAL INFORMATION**

Paid Into Escrow 12,603.91 Paid Out of Escrow 9,978.14

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View the history of your escrow account from the last year.