

HOW TO READ YOUR ESCROW ANALYSIS STATEMENT

An Escrow Analysis is a review of your escrow account to ensure enough funds are collected to pay upcoming installments of your insurance premium(s) and/or property taxes. Your Escrow Analysis statement is designed to provide you with details about the review of your escrow account and the resulting changes to your monthly escrow payment.

Please make certain that your name and address are shown correctly on the statement. You may call us at 1-800-258-8602 with questions about your escrow account.

1 Statement Date: Your statement reflects all escrow account activity as of this date.

2 New Monthly Payment:

Current Payment: This is a breakdown of your current monthly payment amount prior to the escrow analysis, including the:

Principal and Interest payment (for repayment of your loan, this is not impacted by the escrow analysis)

Regular Escrow Payments (for payment of your property taxes and/or insurance premiums)

Monthly Shortage Payment (for repayment of a prior escrow account deficiency). This will only appear if applicable.

New Payment: This is a breakdown of your new monthly payment amount, resulting from the escrow analysis. The effective date of your new payment amount is listed under the New Payment heading in the table.

Change: This column shows the difference between the Current Payment amount and New Payment amount for each item in the monthly payment breakdown.

Note: Since you are in active bankruptcy, your new payment amount is the amount due on the payment due date for each month starting on the month following the date you filed your petition. If the trustee is making your mortgage payments directly to SPS, you may need to modify your plan.

3 New Payment Effective Date: This is the payment date when your new payment amount becomes effective.

4 Explanation of the Payment Change:

A. Regular Escrow Payments: This section explains any changes to the Regular Escrow Payments portion of your monthly payment, as shown in the New Monthly Payment breakdown above.

B. Escrow Reserve Requirements: This section explains the Escrow Reserve requirement, if applicable.

C. Escrow Shortage, Escrow Surplus or Escrow Balance: This section explains any change to your monthly escrow payment, which may be caused by an overage or shortage.

Note: This is not an attempt to collect any pre-petition debt, which we have previously claimed on the Proof of Claim.

5 Annual History Disclosure Statement and Current Estimate for Escrow Activity: This section includes two tables of information that were used during your escrow analysis to determine the changes to your monthly payment described above.

The first table lists all of the expected and actual escrow transactions for your escrow account during the previous 12 months, including:

Payments: Estimate - the escrow portion of your monthly payment that was scheduled to be made each month

Payments: Actual - the escrow portion of your monthly payment that was actually made and was deposited into your escrow account

Disbursements: Estimate - funds that were expected to be paid out of your escrow account to pay for anticipated property taxes and insurance premiums

Disbursements: Actual - funds that were actually paid out of your escrow account to pay for property taxes and insurance premiums

Total Balance - The balance of your escrow account at the end of each month based on the Actual Payments and Actual Disbursements made during the month


The second table lists the estimated escrow transactions for your escrow account during the upcoming 12 months. For each month in the listing, the Beginning Balance is compared to the Required Balance to determine if there are enough funds to cover the expected property tax and insurance premium payments and meet the Escrow Reserve requirement for your account.

6 Refund Information or Repayment Coupon:

Refund Information: This section will appear if you have an escrow overage. This means that you have more funds in your escrow account than are needed to pay your expected property tax and insurance premium payments and meet your Escrow Reserve Requirement for the coming year. It explains how refunds are handled.

Repayment Coupon: This section will appear if you have an escrow shortage. This means that you do not have enough funds in your escrow account to pay your expected property tax and insurance premium payments and meet your Escrow Reserve Requirement for the coming year. It explains your options for repaying the shortage.

We hope you find the information in this summary helpful. If you have questions, you may call a Customer Service Account Representative at 1-800-258-8602.



November 16, 2017

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CUSTOMER NAME
CUSTOMER ADDRESS
CITY, STATE ZIP CODE

Account Number: 444444444
Property Address: PROPERTY ADDRESS
CITY, STATE ZIP CODE

RE: Important notice regarding your Annual Escrow Account Disclosure Statement and your new escrow payment amount

This statement is for informational purposes only

Dear Customer(s):

Select Portfolio Servicing, Inc. (SPS) reviewed your escrow account to determine your new monthly escrow payment. Following are the answers to the most common questions we receive about the escrow account and the details related to the analysis.

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1. What is the amount of my new monthly payment?
The table below shows your new monthly payment, including any escrow **3** from this new analysis statement.

Table 1	Current Payment (As of last analysis)	New Payment (as of 03/01/2018)	Change
Principal and Interest		\$922.01	
Regular Escrow Payment	\$149.72	\$155.58	\$5.86
Monthly Shortage Payment	\$14.95	\$0.00	-\$14.95
Total Payment		\$707.59	-\$9.09

Since you are in active bankruptcy, your new payment amount shown above is the post-petition payment amount due.

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2. Why did the escrow portion of my payment change?
There are three main reasons why your escrow account payment may change from year to year.

A. Regular Escrow Payments - Changes occur based on differences between the expected property tax or insurance payments for the prior year and the expected property tax or insurance payments for the current year. Table 2 shows those differences and any resulting monthly shortage change, which is explained in section C.

Table 2	Prior Year Estimated Disbursements (As of last analysis)	Current Year Estimated Disbursements (as of 03/01/2018)	Change
Tax Disbursements	\$116.62	\$100.96	-\$15.66
Hazard Insurance Disbursements	\$1,680.00	\$1,766.00	\$86.00
Total Annual Escrow Disbursements	\$1,796.62	\$1,866.96	\$70.34
Monthly Escrow Payment	\$149.72	\$155.58	\$5.86
Monthly Shortage Payment	\$14.95	\$0.00	-\$14.95

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B. Escrow Reserve Requirements - RESPA/Federal law allows lenders to maintain a maximum of two months reserve in your escrow account, commonly referred to as a cushion. However, based on state, investor, or modification requirements your cushion requirement may be less than the Federal requirement. Your account has a monthly reserve requirement of 2 months. This reserve is established to cover anticipated increases in your property taxes, insurance and other escrow amounts. The monthly reserve requirement amount is \$311.16 and is accounted for in your monthly escrow payment reflected above in Tables 1 and 2. If your account has mortgage insurance, the monthly mortgage insurance amount has been removed from the escrow reserve requirements.

C. Escrow Surplus - The projected starting balance on your account is \$2,524.19. According to the projections shown in Tables 3 and 4, your required beginning balance should be \$777.90.

This means you have a surplus of \$1,746.29. If your account meets minimum criteria defined below, we will send a refund check for this surplus under separate cover for the full or partial refund.

Please be advised that this is not an attempt to collect any pre-petition debt, which we have previously claimed on the Proof of Claim.

Your unpaid pre-petition escrow amount is \$0.00. This amount has been removed from the projected starting balance.

Your total refund is \$1,746.29, which is determined by subtracting your required escrow amount from your actual escrow account balance. \$2,524.19 - \$777.90 = \$1,746.29.

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Table 3 below shows a detailed history of your escrow account transactions since your last analysis. An asterisk (*) indicates a difference from a previous estimate in either the date or the amount. The letter E beside an amount indicates that the payment or disbursement has not yet occurred but is estimated to occur as shown prior to the effective date of this new analysis.

Table 3	Month	Description	Payments Estimate	Actual	Disbursements Estimate	Actual	Total Balance
History		Beginning Balance			0.00	0.00	\$379.77
	July 2017		149.72	195.39*	0.00	0.00	575.16
	August 2017	COUNTY TAX	149.72	164.67*	59.46*	59.46*	689.35
	September 2017		149.72	435.82*	0.00	0.00	1,125.17
	October 2017		149.72	164.67*	0.00	0.00	1,289.84
	November 2017	HAZARD INS	149.72	2,506.34 E	1,680.00	1,766.00 E	2,030.18
	December 2017		149.72	164.67 E	0.00	0.00 E	2,194.85
	January 2018		149.72	164.67 E	0.00	0.00 E	2,359.52
	February 2018		149.72	164.67 E	0.00	0.00 E	2,524.19

Table 4 below shows a detailed projection of future estimated escrow activity of your escrow account transactions since your last analysis as well as a projection of future escrow activity. The double asterisk (**) next to the required balance indicates the lowest projected balance in the analysis. This low balance is used to determine the surplus or shortage in your escrow account at the time of this analysis.

Table 4	Month	Description	Payments Estimate	Disbursements Estimate	Beginning Balance	Required Balance
	March 2018		155.58	0.00	2,679.77	933.48
	April 2018	COUNTY TAX	155.58	50.48	2,784.87	1,038.58
	May 2018		155.58	0.00	2,940.45	1,194.16
	June 2018		155.58	0.00	3,096.03	1,349.74
	July 2018		155.58	0.00	3,251.61	1,505.32
	August 2018	COUNTY TAX	155.58	50.48	3,356.71	1,610.42
	September 2018		155.58	0.00	3,512.29	1,766.00
	October 2018		155.58	0.00	3,667.87	1,921.58
	November 2018	HAZARD INS	155.58	1,766.00	2,057.45	311.16**
	December 2018		155.58	0.00	2,213.03	466.74
	January 2019		155.58	0.00	2,368.61	622.32
	February 2019		155.58	0.00	2,524.19	777.90

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1 Refund Information

Although our analysis determined an overage in your escrow account, a check may not be issued. This may be due to one or more of the following:

- An overage refund that exceeds your current escrow balance will not be refunded in one check. You will receive a check under separate cover for the amount currently held in escrow and then once remaining funds become available the difference between the previous refund and the full refund will be sent. You may not receive a refund of the amount reported on this statement, as this amount is a projection of the funds that will be in your account in the future, not the amount of the funds that are currently in your account.
- Overages are not refunded when an account is delinquent. Please review your payment history and due date for your account. If it is 30 days or greater past due, an escrow refund will not be sent until the payments have been made. Once your mortgage payments are current, please request a refund of your escrow overage amount. Your refund amount may vary at that time from the amount listed on this statement as additional escrow activity may change the amount eligible for a refund.

If your account is set up on a monthly automatic withdrawal payment option, your monthly payment withdrawal amount will be updated according to the adjusted payment above once the escrow analysis becomes effective. If you have any questions or concerns, please contact our Customer Service Department. Our toll-free number is 800-258-8602 and representatives are available Monday through Thursday between the hours of 8 a.m. and 11 p.m., Friday from 8 a.m. to 9 p.m., and Saturday from 8 a.m. to 2 p.m., Eastern Time. You may also visit our website at www.spsselect.com.

Sincerely,
Select Portfolio Servicing, Inc.

Esta carta contiene información importante concerniente a sus derechos. Por favor, traduzca esta carta. Nuestros representantes bilingües están a su disposición para contestar cualquier pregunta. Llámennos al número 800-831-0118 y seleccione/marque la opción 2.

This information is intended for informational purposes only and is not considered an attempt to collect a debt.