

Annual Escrow Analysis

Escrow Surplus or Shortage Amount

The value of your escrow surplus or shortage will be listed here. If you have a shortage, you'll see three payment options listed. If you have a surplus, your surplus check will be arriving in the mail at a later date.

Escrow Shortage Payment Options

If you have a shortage, you can choose:

- Option 1 – Pay the shortage over 12 months
- Option 2 – Pay the shortage in full
- Option 3 – Pay part of the shortage now

Escrow Shortage Coupon

If you have a shortage and choose to pay a portion of the amount or pay it in full, detach and mail this coupon, along with your check or money order, in the envelope provided.

Projected Escrow Payments for Next Year

In this chart, you'll find your estimated escrow payments (both to and from your account) for the upcoming year. These estimated amounts are based on your current tax and insurance payments. If these expenses increase or decrease during the upcoming year, your actual payments may also change.

Projected Tax and Insurance Amounts

This is a more detailed list of the projected tax and insurance amounts we expect to pay out of your escrow account over the next twelve (12) months.

Prior Year Escrow History

All of your escrow activity from the prior year is displayed in these two charts, including what we projected your payments would be and the actual amounts.

If you believe information is missing or incorrect on your annual escrow analysis, please call us at **800-972-3030**, Monday through Friday, 7 a.m. to 8 p.m., ET.

FIFTH THIRD BANK
Customer Service: 800-972-3030
Hours: Monday through Friday 7 a.m. to 8 p.m., ET
Online: 53.com

Annual Escrow Account Disclosure Statement
Date: 06/14/2016
Account: *****
Review Period: 07/01/2016 - 06/01/2017
Principal Balance: \$164,904.52
Property Address:

Important Information about Your Mortgage Escrow Account *Corrected*****

Each year, we review your escrow account to make sure the escrow portion of your monthly mortgage payment covers your property taxes and/or insurance. Please take a moment to look over your new monthly escrow and mortgage payment details.

Current Monthly Payment		Escrow Shortage: -
Principal and/or Interest	\$857.92	\$931.48
Escrow Payment	\$985.65	
Optional Insurance	\$0.00	
Total Monthly Payment	\$1,823.57	

Option 1
Pay the shortage over 12 months

Pay the escrow shortage of **\$931.48** in 12 payments of **\$77.62**. These shortage payments will be included in your new monthly payment of **\$1,617.72**, which will begin 07/01/2016. No action is required to choose this option.

Principal and/or Interest	\$857.92
Escrow Payment	\$882.18
Optional Insurance	\$0.00
Escrow Shortage Payment	\$77.62
Total Monthly Payment	\$1,617.72

Effective 07/01/2016

Option 2
Pay the entire shortage by 06/24/2016

Pay the escrow shortage of **\$931.48** in full by 06/24/2016. Your new monthly payment will be **\$1,540.10**. To choose this option, please detach and return the bottom portion of this page with your payment.

Principal and/or Interest	\$857.92
Escrow Payment	\$682.18
Optional Insurance	\$0.00
Escrow Shortage Payment	\$0.00
Total Monthly Payment	\$1,540.10

Effective 07/01/2016

Option 3 Pay part of the shortage now

The part you don't pay now will be divided evenly and added to your mortgage payment each month for the remainder of the annual review period. You will see the adjusted amount due on your next statement. To choose this option, please detach and return the bottom portion of this page with your payment.

Please note, your monthly escrow payment amount may change due to an increase or decrease in your taxes and/or insurance premiums, even if you choose to pay the escrow shortage amount in full.

If you have any questions, refer to the Frequently Asked Questions page at the end of this statement or call us at 800-972-3030, Monday through Friday, 7 a.m. to 8 p.m., ET. For information on other Fifth Third products and services, stop by any of our banking centers or visit us online at 53.com.

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

FIFTH THIRD BANK
MD 1M0C2M
Cincinnati OH 45263-5300

Statement Date:	06/14/2016
Account:	*****
Payment Due Date:	06/24/2016
Total Shortage Due:	931.48

Amount Enclosed: \$ _____

To select Option 2 or 3:
If you choose to pay a portion of the shortage amount or pay it in full, please send a check or money order made payable to Fifth Third Bank, along with the coupon, in the envelope provided. Please be certain the address on the coupon shows through the window of the envelope.

Projections for 07/01/2016 to 06/01/2017					
Month	Payments to Escrow Account (\$)	Payments from Escrow Account (\$)	Description	Escrow Balance (\$)	Required Balance (\$)
Beginning Balance				1,569.41	2,500.89
July 2016	882.18	182.02	INSURANCE	2,069.57	3,001.05
August 2016	882.18	182.02	INSURANCE	327.38	1,258.86
August 2016	0.00	2,242.35	COUNTY TAX	327.38	1,258.86
September 2016	882.18	182.02	INSURANCE	827.54	1,759.02
October 2016	882.18	182.02	INSURANCE	1,327.70	2,258.18
November 2016	882.18	182.02	INSURANCE	1,827.86	2,758.34
December 2016	882.18	182.02	INSURANCE	2,328.02	3,258.50
January 2017	882.18	1,019.00	INSURANCE	1,809.18	2,740.86
January 2017	0.00	182.02	INSURANCE	1,609.18	2,740.86
February 2017	882.18	182.02	INSURANCE	2,309.34	3,240.82
March 2017	882.18	182.02	INSURANCE	68.84 (P)	1,000.32 (R)
March 2017	0.00	2,740.86	COUNTY TAX	68.84	1,000.32
April 2017	882.18	182.02	INSURANCE	589.00	1,500.48
May 2017	882.18	182.02	INSURANCE	1,089.16	2,000.64
June 2017	882.18	182.02	INSURANCE	1,589.32	2,500.80
Totals	\$8,186.16	\$8,186.25			

The lowest projected balance in your escrow account (P) is less than the lowest required balance (R). As explained above, this means you have a shortage in your Escrow Account for the upcoming year.

Lowest Required Balance (R)	\$1,000.32
Less: Lowest Projected Balance (P)	68.84
Escrow Shortage	\$931.48

Option 1 (See Page 1) allows you to spread your escrow shortage over a 12 month period. If you select Option 1, your monthly mortgage payment will increase as shown below to include the monthly shortage payment:

Divided by: 12 Months	12
Monthly Shortage Payment	\$77.62

Items Included in Your Escrow Account

Below is a list detailing the projected taxes and/or insurance premiums for 07/01/2016 to 06/01/2017. Projected amounts are equal to last year's actual tax and/or insurance payments.

Escrow Items	Monthly (\$)	Annual (\$)
INSURANCE	84.92	1,019.00
INSURANCE	182.02	2,184.24
COUNTY TAX	415.25	4,983.01
Total	\$682.18	\$8,186.25

Historical Account Information
Due to the timing of your last escrow statement, the historical activity shown on that statement may have included estimated payments for the final two months of that statement period. The actual payment history for those months is provided in the chart below.

Last 2 Months of Escrow Activity from Prior Year Statement

Month	Actual Payments to Escrow (\$)	Actual Payments from Escrow (\$)	Description	Actual Running Escrow Balance (\$)
July 2015	428.77	185.36	INSURANCE	(3,328.00)
July 2015	0.00	4,835.36	COUNTY TAX	(3,328.00)
August 2015	1,152.17	185.36	INSURANCE	(2,361.19)

The following chart details projected and actual payments from 09/01/2015 to 06/30/2016.

Prior Year Escrow Information from 09/01/2015 to 06/30/2016

Month	Payments to Escrow Account (\$)		Payments from Escrow Account (\$)		Description	Escrow Account Balance (\$)	
	Projected	Actual	Projected	Actual		Projected	Actual
Beginning Balance						1,000.41	(2,361.19)
September 2015	885.52	985.65	185.36	185.36	INSURANCE	1,500.57	(1,580.90)
October 2015	885.52	985.65	185.36	185.36	INSURANCE	2,000.73	(800.61)
November 2015	885.52	985.65	185.36	185.36	INSURANCE	2,500.89	(20.32)
December 2015	885.52	985.65	185.36	185.36	INSURANCE	3,001.05	759.97
January 2016	885.52	985.65	1,019.00	185.36	INSURANCE	2,482.21	395.26
January 2016	0.00	0.00	185.36	1,145.00	INSURANCE	2,482.21	395.26
February 2016	885.52	985.65	185.36	185.36	INSURANCE	2,982.37	(1,565.11)
February 2016	0.00	0.00	0.00	2,740.86	COUNTY TAX	2,982.37	(1,565.11)
March 2016	885.52	985.65	185.36	182.02	INSURANCE	2,412.48	(781.48)
March 2016	0.00	0.00	1,070.05	0.00	COUNTY TAX	2,412.48	(781.48)
April 2016	885.52	985.65	185.36	182.02	INSURANCE	2,912.64	2.15
May 2016	885.52	985.65	185.36	182.02	INSURANCE	3,412.80	785.78
June 2016	885.52	985.65	185.36	182.02	INSURANCE	3,912.96	1,569.41
Totals	\$6,855.20	\$9,656.50	\$3,942.65	\$5,725.90			

Annual Escrow Analysis

Q: What is an Escrow and why do you maintain one for my loan?

A: An escrow account acts like a savings account for your taxes and/or insurance. As each mortgage payment is made, a dedicated portion of the funds are deposited into the escrow account to pay your taxes and/or insurance. Projected tax and/or insurance amounts are equal to last year's actual tax and/or insurance payments. In other words, we estimate that your tax and/or insurance bills for the upcoming year will be the same as they were the prior year. Fifth Third Bank will use funds from your escrow account to pay your tax and/or insurance bills when we receive billing information from the county or insurance company.

Q: Why did I receive this Escrow Account Disclosure Statement (Escrow Analysis)?

A: At least once a year, we review your escrow account to determine if the escrow portion of your monthly mortgage payment is sufficient to cover the annual requirements for your real estate taxes and any applicable insurance. We are required under the Real Estate Settlement Procedures Act (RESPA) to disclose to you in an Escrow Account Disclosure Statement the results of this review and how it affects your monthly mortgage payment. Occasionally, we may provide you with an interim statement in order to maintain compliance with RESPA.

Q: Why did my monthly mortgage payment change?

A: Increases and decreases to the escrow portion of your monthly mortgage payment are typically the result of changes in your real estate taxes and/or insurance. Some possible reasons are:

- **Homeowner's Insurance:** Your premium may be different as a result of changes to the type or extent of your insurance coverage, or if your insurance company changed your insurance rate. We encourage you to contact your insurance company or local insurance agent for any questions regarding changes to your homeowner's insurance premiums.
- **Real Estate Taxes:** Your real estate taxes may be different as a result of your property being reassessed or if the tax rate has changed. Unexpected tax bills for special assessments charged by your local tax authority will also impact the amount we collect for your real estate taxes. Anticipated tax payment time frames may change per local authority as well. We encourage you to contact your local taxing authority for any questions regarding changes to your real estate taxes.
- **New Construction:** A difference may occur with partially assessed real estate tax bills for new construction. Typically, the first tax bill for new property is only for the lot/land. We may have received a bill for the fully assessed value which includes the land and the house.
- **Initial Escrow Deposit:** Escrow is sometimes estimated at loan closing because information may not be available at that time. If the amount collected for the set up of your escrow account was more or less than the actual bills received for real estate taxes and/or insurance premiums, this will cause your monthly mortgage payment to change.

Q: Why are you holding two months worth of payments?

A: A cushion is the minimum balance of the escrow account and acts like a savings account to help if your taxes or insurance increase. Your mortgage documents allow us to maintain an escrow cushion equal to two months escrow payments.

Q: How did you determine my required starting balance?

A: Your required starting balance is determined by calculating what your balance would need to be as of today to prevent the escrow balance from falling below the minimum required balance (cushion) over the next 12 months. This is purely a mathematical calculation.

Q: Can I close my Escrow Account?

A: There are various requirements that must be met in order to close your escrow account. If you would like your account to be reviewed to determine if it meets the requirements to close escrow, please submit a written request to the following address: Fifth Third Bank Attn: Escrow, 5050 Kingsley Drive MD 1MOC2M, Cincinnati, OH, 45263 or fax to 513-358-0621. Upon receipt of your request, your account will be reviewed to determine if it is eligible and you will be notified in writing.

Q: Who do I contact if I have questions?

A: **Taxes:** Contact your local assessor's office.
Insurance Premiums: Contact your insurance agency.
Escrow or Account Information: Visit us online at [53.com/escrowhelp](https://www.53.com/escrowhelp) or speak with a Fifth Third Bank Customer Service Professional at 800-972-3030, Monday through Friday, 7 a.m. to 8 p.m., ET.