

# Guide to Your Annual Escrow Account Disclosure Statement with Overage

**OLD NATIONAL BANK**  
P.O. Box 3789  
Evansville, IN 47736-3789

000009  
JIM SAMPLE  
DARLENE SAMPLE  
100 MAIN STREET  
ANYTOWN, IN 47909

**ANNUAL ESCROW ACCOUNT DISCLOSURE STATEMENT**

Analysis Date: 12/29/08  
Loan Number: 0000058140  
Mortgagor Name: JIM SAMPLE  
Co-mortgagor Name: DARLENE SAMPLE

Online Information: [www.oldnational.com](http://www.oldnational.com)  
Click "Mortgage Customer Login"  
Email: [mortops@oldnational.com](mailto:mortops@oldnational.com)

Mon-Fri, 7am to 7pm CST  
Sat, 7am to 2pm CST  
Escrow Department: 1-812-468-1800, Option 1

Each year Old National Bank reviews your escrow account to ensure sufficient funds will be available to pay escrow items when due. Some details related to your account are outlined below.

**1. What is the amount of my new monthly payment starting March 01, 2009?**

Payment Items	Current Payment	New Payment	Difference
Principal and Interest	\$366.91	\$366.91	\$0.00
Escrow	57.09	55.97	-1.12
Shortage/Surplus	0.00	-2.01	-2.01
<b>Total Payment</b>	<b>\$424.00</b>	<b>\$420.87</b>	<b>-\$3.13</b>

\* Note: If you currently use a third party bill pay service to make automatic payments, please update the amount scheduled for submission in May to reflect the new payment listed above. This new amount will automatically take effect with your May draft if you are currently set up on Electronic Funds Transfer (ACH) draft with Old National Bank.

**2. What are the most common reasons that my escrow payment may change from year to year?**

**A. Increases or Decreases in Amounts Billed** - The amount collected each month to be held in your escrow account may change based on increases or decreases to your property taxes, homeowner's insurance or mortgage insurance premiums. The information below compares the amounts Old National Bank expected to pay this past year for each item from your escrow account to the actual amounts that were paid. The difference column reflects the increase or decrease for each escrowed item.

Escrowed Item	Expected Amounts Due	Actual Amounts Due	Difference
COUNTY TAX	\$353.07	\$339.24	-\$13.83
HOMEOWNERS I	\$325.21	\$332.39	\$7.18
<b>Total Annual Escrow Payments</b>	<b>\$678.28</b>	<b>\$671.63</b>	<b>-\$6.65</b>
<b>Monthly Escrow Payments</b>	<b>\$57.09</b>	<b>\$55.97</b>	<b>-\$1.12</b>

**B. Repayment of Escrow Shortage or Overage** - According to the projections shown in Table 1 on the reverse side, your escrow account will rise above the minimum required balance of \$55.97 in November. This results in a surplus of \$16.04 in your escrow account.

Since the surplus amount is less than \$50.00, it will be prorated over 08 months and \$2.01 will be subtracted from your monthly payment until the entire surplus amount has been credited towards your payment.

Projected Low Escrow Balance	Minimum Required Escrow Balance	Surplus
\$72.01	minus \$55.97	equals \$16.04

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**ESCROW OVERAGE SUMMARY**

Loan Number: 0000058140  
Name: JIM SAMPLE, DARLENE SAMPLE  
Overage Amount: \$16.04

The total overage has been divided over 08 months and \$2.01 will automatically be deducted from your monthly payment beginning March 01, 2009.

Please contact our Escrow Department at 1-812-468-1800, Option 1 with any questions you may have about this amount.

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- 1 Statement Information**  
Shows the type of statement as well as the date your statement was generated.
- 2 Client Care Contact Information**  
We're available to answer your call Monday-Friday, 7am-7pm CT and on Saturday 7am-2pm CT or you can go online at oldnational.com.
- 3 New Monthly Payment**  
Explanation of the differences between your Current Payment and your New Payment.
- 4 Explanation of Escrow Payment Changes**  
Comparison of the amounts Old National Bank is expected to pay this pay year for each item from your escrow account to the actual amounts that were paid.
- 5 Repayment of Escrow Shortage or Overage**  
Snap shot of how your surplus will be credited towards your payment.
- 6 Escrow Overage Summary**  
Summary of how total overage will be deducted from your monthly payment.
- 7 Tables**  
Details your coming year escrow account projections and activity history.
- 8 Annual Notice**  
Annual Private Mortgage Insurance (PMI) notice discloses important information about your loan account including circumstances under which you can drop your PMI.

JIM SAMPLE  
DARLENE SAMPLE

Loan Number: 0000058140  
NEW PAYMENT EFFECTIVE DATE: March 01, 2009

**COMING YEAR ESCROW ACCOUNT PROJECTIONS AND ACTIVITY HISTORY**

**TABLE 1 - CURRENT YEAR ACCOUNT PROJECTIONS**  
Month by month estimate of the activity we anticipate will occur in your escrow account over the next 12 months. This table shows the projected low balance point that is used to calculate an escrow shortage or surplus.

Month	Projected Low Escrow Balance	Minimum Required Escrow Balance	Surplus
March	\$72.01	\$55.97	\$16.04
April	\$60.00	\$55.97	\$4.03
May	\$48.00	\$55.97	-\$7.97
June	\$36.00	\$55.97	-\$19.97
July	\$24.00	\$55.97	-\$31.97
August	\$12.00	\$55.97	-\$43.97
September	\$0.00	\$55.97	-\$55.97

**8 Annual Notice to Customers with Private Mortgage Insurance Circumstances Under Which PMI May be Dropped**

Your mortgage loan requires Private Mortgage Insurance (PMI). PMI protects lenders and others against financial loss when borrowers default. Charges for this insurance are added to your loan payments. Under certain circumstances, federal law gives you the right to cancel PMI or requires that PMI automatically terminate. Cancellation or termination of PMI does not affect any obligation you may have to maintain other types of insurance.

For loans closed on or after July 29, 1999, PMI must be terminated by the lender as follows:

**I. Borrower Requested Cancellation.** The borrower must submit a request in writing to the lender to begin cancellation. The lender must cancel PMI coverage if the following conditions are met:

- Cancellation Point Based on Original Value - The principal balance of the loan must be 80% or less of the original value of the property. Original value is defined as the lesser of the sales price of the

