

Guide to Your Annual Escrow Account Disclosure Statement with Overage and Refund Check

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

091711
SAM SAMPLE
SALLY SAMPLE
ADDRESS LINE 1
CITY STATE 00000

ANNUAL ESCROW ACCOUNT DISCLOSURE STATEMENT

Analysis Date: 03/28/12
Loan Number: 1234567890
Mortgagor Name: SAM SAMPLE
Co-mortgagor Name: SALLY SAMPLE

Online Information: www.oldnational.com
Click "Mortgage Customer Login"
Email: mortops@oldnational.com

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

Refund Check Below

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 May 01, 2012?

Payment Items	Current Payment	New Payment	Difference
Principal and Interest	\$422.53	\$422.53	\$0.00
Escrow	\$294.08	\$241.65	-\$22.43
Total Payment	\$686.61	\$664.18	-\$22.43

* 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
Tax Agency	\$2,059.00	\$1,840.00	-\$219.00
Home Insurance	\$1,110.00	\$1,059.88	-\$50.12
Total Annual Escrow Payments	\$3,169.00	\$2,899.88	-\$269.12
Monthly Escrow Payments	\$264.08	\$241.65	-\$22.43

B. Repayment of Escrow Shortage or Overage – According to the projections shown in Table 1 on the reverse side, your escrow account will be above the minimum required balance of \$483.30 in December. This results in a surplus of \$139.50 in your escrow account.

Since the surplus amount is greater than \$50.00, we are **ENCLOSING THE ESCROW REFUND CHECK BELOW.**

Projected Low Escrow Balance	Minimum Required Escrow Balance	Surplus
\$622.80	minus \$483.30	equals \$139.50

- 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 your surplus.
- 6 Escrow Refund Check**
Please take the attached refund check to your local Old National banking center or use the Old National Mobile App for easy mobile deposit.
- 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.

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

FOR PAYMENT OF ESCROW TO MORTGAGOR

"ONE HUNDRED THIRTY NINE AND 50/100 DOLLARS"

PAY TO THE ORDER OF
SAM SAMPLE
SALLY SAMPLE
MAILING ADDRESS LINE 1
CITY STATE 00000

DISBURSEMENT CLEARING
000 000
0000000000

CHECK NO. 004734
MO. DAY YR. 03 29 12

AMOUNT \$*****139.50
VOID IF NOT CASHED WITHIN 90 DAYS

James C. Ryan III
AUTHORIZED SIGNATURE

⑈004734⑈ ⑆086300012⑆ ⑆2644540⑆

7 SAM SAMPLE SALLY SAMPLE NEW PAYMENT EFFECTIVE DATE: May 01, 2012
Loan Number: 1234567890

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	Description	Payments Estimate	Disbursements Estimate	Total Balance	Minimum Required	Difference
May						
June						
July						
August						
September						
October						
November						
December						

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