



The Strength of Community
**UNITY
BANK**


HAPPY SUMMER FROM UNITY BANK!

Your escrow analysis for the upcoming year is enclosed and you may notice some changes from previous years.

What is changing: All escrow accounts are being transitioned to a **one-month escrow reserve**, sometimes referred to as a cushion. What this means is we will hold one-month taxes, insurance, and private mortgage insurance (if applicable) in your escrow account.

EXAMPLE:

Taxes	Insurance	Private Mortgage Insurance (PMI)	Escrow Payment
\$100/month <i>\$1,200.00 per year</i>	+ \$48.50/month <i>\$582.00 per year</i>	+ \$0.00/month <i>No PMI</i>	= \$148.50/month
			Escrow Reserve \$148.50/month



With this example, the monthly escrow payment will be \$148.50 per month. The target low balance for the escrow reserve account will be the same, \$148.50 per month.

If there is a shortage in your account equivalent to over one month's payment, we will collect it over the next 12 months by increasing your escrow payment. If you have a shortage under one-month's payment, we will do nothing and adjust your current escrow monthly payment to equal one-month's taxes/escrow/mortgage insurance total.

If you have over \$50 in your escrow account in excess of the cushion of one-month, you will receive a refund check with this mailer.

Understanding your monthly escrow analysis can be tricky. We want to help.

If you have questions, visit unitybanking.com/escrow-faq or reach out to your lender or the Customer Care Team at 877-889-6847 for assistance.

Thank you for your continued trust in Unity Bank.

