# ANNUAL TAX AND INSURANCE ACCOUNT DISCLOSURE

Dear Valued Borrower,

Our team here at Greater Nevada Mortgage has performed its annual review of your tax and insurance account. Since the amounts due for your property taxes and insurance change periodically, an analysis is completed each year to estimate and revise your monthly payment to properly fund your tax and insurance account.

#### **IMPORTANT INFORMATION**

- Your updated payment information and effective date are located on the last page of your personalized Tax and Insurance Account Disclosure (attached).
- If it is determined that there is too much money in the account (surplus), we will send you a refund if the surplus is more than \$50. If it is less than \$50, it will remain in the tax and insurance account to reduce your future payments.
- If too little has been added to the account (shortage/deficiency), we will adjust your monthly payment accordingly to ensure there are enough funds to pay your property taxes and/or insurance when due.

#### **PAYMENT INFORMATION**

If your loan has a shortage/deficiency, you have the option to pay any portion of that amount to reduce the impact of the tax and insurance payment change. You can make that payment through one of the following options:

- · Include with your monthly payment prior to the effective change date.
- At any GNCU branch location. For branch locations, visit GNCU.org/Locations.
- By mail to P.O. Box 4138, Carson City, NV 89702.
- By phone at (800) 526–6999 or (775) 888–6999, select option 2 (please note, a convenience fee does apply).

Please see the additional pages included in this packet for information and frequently asked questions (FAQs) for understanding your Tax and Insurance Disclosure Statement. The same information can also be found online, anytime at GreaterNevadaMortgage.com/Tax-Insurance-Account-Disclosure.

To opt out of paper mailings and receive your Annual Tax and Insurance Disclosure electronically in the future, enroll in our convenient eStatement program. To get started, simply login to your Greater Nevada Mortgage account and select Account Info > Documents > Manager Paperless Statements. Be sure to select the "T&I Disclosure" as one of the documents you would like to receive electronically.

**Providing Greater service is our goal!** Please contact our Loan Servicing Department at (775) 888–6999 or (800) 526–6999, option 2, with any questions you may have.

Sincerely,

Haley Gwinn

Mortgage Services Manager

P.O. Box 4138, Carson City, NV 89702 (775) 888-6999 | (800) 526-6999 | GreaterNevadaMortgage.com

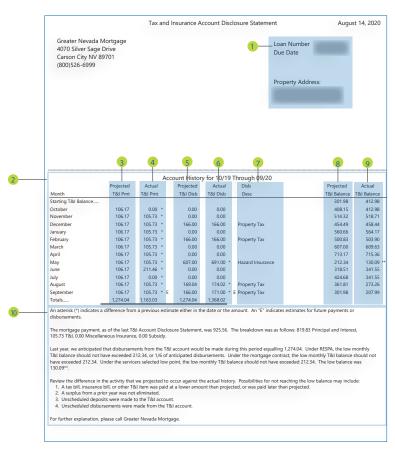






# UNDERSTANDING YOUR TAX AND INSURANCE ACCOUNT DISCLOSURE STATEMENT

#### PAGE 1



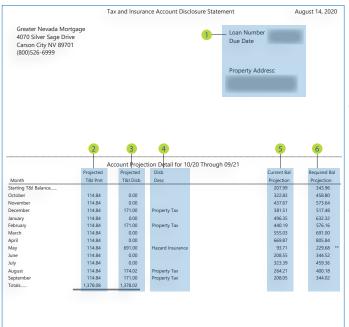
- 1 Loan number, due date of next payment, and personal contact information
- 2 History of escrow account payments for prior 12 months
- 3 Projected Tax and Insurance payment, based on 12 months prior
- 4 Actual Tax and Insurance payment received
- 5 Projected distribution of Tax and Insurance funds
- 6 Actual distribution of Tax and Insurance funds
- 7 Description of funds distribution
- 8 Projected balance of escrow account
- 9 Actual balance of escrow account
- Further information of mortgage payment as of last Disclosure Statement, potential reason for differences in activity between projected and actual balances

Actual disbursement amounts change based on invoices received for taxes and insurance.



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#### PAGE 2



#### PAGE 3



- 1 Loan number, due date of next payment, and personal contact information
- Projection of escrow account payments for upcoming 12 months.
- Projected Tax and Insurance distribution schedule, based on distribution for the upcoming 12 months
- 4 Description of funds distribution
- 5 Projected balance of escrow account
- 6 Required projected balance of escrow account

- Loan number and due date of next payment
- 2 Projected payment to be used for upcoming 12 months
- 3 Account balance minimum for 12 month period, which is equal to two months of projected Tax and Insurance payments
- Account shortage due to the current projected balance low point being less than the minimum low balance requirement
- New monthly payment breakdown for upcoming 12 months with effective date
- 6 Explanation of how the total shortage, deficiency or surplus will be collected



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# FREQUENTLY ASKED QUESTIONS ABOUT YOUR ACCOUNT

#### Why am I receiving this notice?

You are receiving this notice because:

You are entitled to receive a review of your escrow account to determine how it is being administered; and You may be entitled to a refund for a surplus in your escrow account if your account is current; or You may be responsible for a shortage in your escrow account.

#### How will my payment be affected?

As a result of your Tax and Insurance Account review, your monthly payment amount may increase or decrease. If you participate in one of Greater Nevada Mortgage automated payment plans, your payment will be adjusted to reflect the new payment amount.

### Why does my Tax & Insurance Account Disclosure Statement show a shortage in my account?

If your taxes and/or insurance premiums increased since the last time we reviewed your account due to carrier or policy changes, then there is a good chance that your escrow account will have a shortage. That means we paid more money out of the account during the last year than you put into it.

## My loan has a fixed rate, why is my payment changing?

A fixed rate means the principal and interest payment on your loan will never change. However, your monthly mortgage payment also includes an escrow payment for insurance premiums and real estate taxes, which do change periodically. A change in taxes and/or insurance will affect the escrow portion of your total monthly payment.

#### Who do I call if I have questions?

You may contact one of our Mortgage Servicing Specialists at (775) 888-6999 or (800) 526-6999 Monday - Friday, 8:00 AM - 5:00 PM PT. We will return calls received after hours or on weekends on the following business day.

### Why is my payment still going up if my taxes/insurance went down?

If your taxes and insurance decreased but your payment increased, this would be caused by a shortage in your account due to more funds being dispersed than were projected for in the previous year.

#### Can I deposit into my escrow account throughout the year to eliminate the possibilities of having a shortage?

Unfortunately, no. We are only able to collect the exact amount projected for your payments based on the current amounts due for your taxes and/or insurance. If your property tax bill or insurance bill is higher than projected, you may pay that shortage in a lump sum when your next annual tax and insurance analysis is completed.



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