

Escrow & Workout Prospector®

Projected Escrow Shortage:

This number represents the total *projected* escrow amounts that will come due once the loan has been modified that would cause the escrow account balance to drop below the targeted escrow balance. Consider taxes and insurance premiums that are not due prior to the effective date of the modification and determine the amount needed to sufficiently fund the escrow account so that funds are accessible when taxes and insurance payments become due.

Enter a number in this field only if the borrower elects to pay the shortage over a period of 60 months or if the borrower's intent is not known prior to the Trial Period Plan start date. If the borrower elects to remit the shortage over a period of less than 60 months, enter a -0- in this field

AND

populate the Ancillary Monthly Fees field on the Modeling Attributes screen with the monthly amount owed under the Projected Escrow Shortage repayment plan.

Escrow Advances:

Actual Taxes + Insurance

advanced during DQ and TPP Prior to the Modification Effective Date

These can be capitalized through the modification

Actual Escrow Shortage:



The \$ needed to bring an existing escrow account current or to establish a new escrow account.

The Shortage + 12 monthly escrow payments should be sufficient to pay 12 months taxes and insurance plus cushion, if applicable.

Actual Monthly Escrow Shortage Payment

Actual Escrow Shortage



Number of months to pay shortage (between 12-60 months)

If applicable, this number represents the 'S' (Shortage) in the borrower's monthly housing expense used to determine the post-modified housing expense-to-income (PMHTI) ratio for both imminent default and Flex Modification evaluations.

Modeling Attributes

Expand All | Collapse All

Arrearages/Capitalization

Suspense/Restricted Escrow (\$): 0.00

Borrower Contribution (\$): 0.00

MI Partial Claim Amount (\$): 0.00

Projected Escrow Shortage (\$): 0.00

Actual Monthly Escrow Shortage Payment (\$): 0.00

Total Capitalized Arrears (\$): 4,969.84

Legal Fees and Costs (\$): 0.00

Property Preservation (\$): 0.00

Escrow Advances (\$): 631.12

Delinquent Interest (\$): 4,338.72

Actual Escrow Shortage (\$): 0.00

Do the math: Projected Shortage

First Modified Payment Due Date: Sept 1

First installment taxes (\$1500/June) capitalized to UPB

item	annual	monthly	date due
taxes	\$3000	\$250	Jun/Nov
insurance	\$900	\$75	Dec
cushion	\$650	\$54	

Monthly Escrow Collected \$379

Escrow collected from mod effective date to item due date:

Projected Shortage:

Taxes: \$500
Ins: \$225
Cushion: \$162

Taxes: \$1000
Ins: \$675

Projected Shortage
\$1,675