

Thomas Avenue Apartments, LLC
 Attn: Les Jepsen
 8362 Tamarack Village, Suite 119-308
 Woodbury, MN 55125

Date Jun 22, 2017
 Loan Number 086281

Tax Escrow Analysis

THIS STATEMENT IS AN ANALYSIS OF YOUR ESCROW ACCOUNT(S) FOR TAXES. THE ANALYSIS IS BASED ON THE MOST CURRENT AMOUNTS AND EXPLAINS ANY CHANGES IN YOUR MONTHLY ESCROW PAYMENT.

Escrow Analysis Summary

Analysis From	Jun 2016	Allowed Escrow Balance Low Point	\$2,633.05
Analysis To	May 2017	Projected Escrow Balance Low Point	\$1,130.00
Current Escrow Balance *	\$6,607.16	Surplus(Shortage)	(\$1,503.05)
Current Monthly Escrow Payment	\$2,421.98	Shortage Recovery Period (Months)	2
Anticipated Disbursements in the Next Year**	\$31,596.58	New Monthly Escrow Payment	\$2,633.05
Next Payment Due Date	Jul 2017	Monthly Shortage Recovery Amount	\$751.53
Actual Escrow-Tax	\$6,607.16	Shortage Recovery Period Payment	\$3,384.58

* The Current Escrow Balance reflects any outstanding payments due/outstanding disbursements scheduled to be paid prior to the Escrow Analysis Date.

** Calculation of anticipated disbursements is based on actual disbursements during the analysis period.

Your escrow analysis reflects an escrow shortage of 1,503.05.

The escrow shortage will be collected over 2 months.

The escrow shortage is the Projected Escrow Balance Low Point, 1,130.00, minus the Allowed Escrow Balance Low Point, 2,633.05.

Scheduled Balance Projection

Date	Escrow Payments	Escrow Disbursements	Projected Balance	Escrow Including Shortage	Scheduled Balance
Jun 2017	\$0.00	\$0.00	\$6,607.16	\$0.00	\$6,607.16
Jul 2017	\$2,421.98	\$0.00	\$9,029.14	\$2,421.98	\$9,029.14
Aug 2017	\$2,633.05	\$0.00	\$11,662.19	\$3,384.58	\$12,413.72
Sep 2017	\$2,633.05	\$0.00	\$14,295.24	\$3,384.58	\$15,798.30
Oct 2017	\$2,633.05	\$15,798.29	\$1,130.00	\$2,633.05	\$2,633.06
Nov 2017	\$2,633.05	\$0.00	\$3,763.05	\$2,633.05	\$5,266.11
Dec 2017	\$2,633.05	\$0.00	\$6,396.10	\$2,633.05	\$7,899.16
Jan 2018	\$2,633.05	\$0.00	\$9,029.15	\$2,633.05	\$10,532.21
Feb 2018	\$2,633.05	\$0.00	\$11,662.20	\$2,633.05	\$13,165.26
Mar 2018	\$2,633.05	\$0.00	\$14,295.25	\$2,633.05	\$15,798.31
Apr 2018	\$2,633.05	\$0.00	\$16,928.30	\$2,633.05	\$18,431.36
May 2018	\$2,633.05	\$15,798.29	\$3,763.06	\$2,633.05	\$5,266.12
Jun 2018	\$2,633.05	\$0.00	\$6,396.11	\$2,633.05	\$7,899.17
Jul 2018	\$2,633.05	\$0.00	\$9,029.16	\$2,633.05	\$10,532.22

Revised Payment Summary

New Escrow Payment Amount Including Shortage Recovery		New Escrow Payment Amount After Shortage Recovery	
Effective	8/1/2017	Effective	10/1/2017
Base Escrow Payment	\$2,633.05	Base Escrow Payment	\$2,633.05
1/2 Shortage	\$751.53		
New Regular Tax Payment Amount	\$3,384.58	New Regular Tax Payment Amount	\$2,633.05

Loan Number 086281

Tax Escrow Account Transaction History

This schedule reflects any tax escrow disbursements that were made during the analysis period.

Disbursements During Analysis Period

Month/Year	Description	Prior Year Amount	Anticipated Increase %	Anticipated Amount
Oct 2017	Taxes - MN / Parcel# - 1702924140112	\$4,610.09	4.00%	\$4,794.49
May 2018	Taxes - MN / Parcel# - 1702924140112	\$4,610.09	4.00%	\$4,794.49
Oct 2017	Taxes - MN / Parcel# - 1702924410120	\$5,689.91	4.00%	\$5,917.51
May 2018	Taxes - MN / Parcel# - 1702924410120	\$5,689.91	4.00%	\$5,917.51
Oct 2017	Taxes - MN / Parcel# - 1702924420004	\$4,890.66	4.00%	\$5,086.29
May 2018	Taxes - MN / Parcel# - 1702924420004	\$4,890.66	4.00%	\$5,086.29

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Insurance Escrow Analysis

THIS STATEMENT IS AN ANALYSIS OF YOUR ESCROW ACCOUNT(S) FOR INSURANCE. THE ANALYSIS IS BASED ON THE MOST CURRENT AMOUNTS AND EXPLAINS ANY CHANGES IN YOUR MONTHLY ESCROW PAYMENT.

Escrow Analysis Summary

Analysis From	Jun 2016	Allowed Escrow Balance Low Point	\$1,426.72
Analysis To	May 2017	Projected Escrow Balance Low Point	\$1,426.71
Current Escrow Balance *	\$12,840.48	Surplus(Shortage)	(\$0.01)
Current Monthly Escrow Payment	\$1,426.72	Shortage Recovery Period (Months)	9
Anticipated Disbursements in the Next Year**	\$17,120.65	New Monthly Escrow Payment	\$1,426.72
Next Payment Due Date	Jul 2017	Monthly Shortage Recovery Amount	\$0.00
Actual Escrow-Insurance	\$12,840.48	Shortage Recovery Period Payment	\$1,426.72

* The Current Escrow Balance reflects any outstanding payments due/outstanding disbursements scheduled to be paid prior to the Escrow Analysis Date.

** Calculation of anticipated disbursements is based on actual disbursements during the analysis period.

Your escrow analysis reflects an escrow shortage of 0.01.

The escrow shortage will be collected over 9 months.

The escrow shortage is the Projected Escrow Balance Low Point, 1,426.71, minus the Allowed Escrow Balance Low Point, 1,426.72.

Scheduled Balance Projection

Date	Escrow Payments	Escrow Disbursements	Projected Balance	Escrow Including Shortage	Scheduled Balance
Jun 2017	\$0.00	\$0.00	\$12,840.48	\$0.00	\$12,840.48
Jul 2017	\$1,426.72	\$0.00	\$14,267.20	\$1,426.72	\$14,267.20
Aug 2017	\$1,426.72	\$0.00	\$15,693.92	\$1,426.72	\$15,693.92
Sep 2017	\$1,426.72	\$0.00	\$17,120.64	\$1,426.72	\$17,120.64
Oct 2017	\$1,426.72	\$17,120.65	\$1,426.71	\$1,426.72	\$1,426.71
Nov 2017	\$1,426.72	\$0.00	\$2,853.43	\$1,426.72	\$2,853.43
Dec 2017	\$1,426.72	\$0.00	\$4,280.15	\$1,426.72	\$4,280.15
Jan 2018	\$1,426.72	\$0.00	\$5,706.87	\$1,426.72	\$5,706.87
Feb 2018	\$1,426.72	\$0.00	\$7,133.59	\$1,426.72	\$7,133.59
Mar 2018	\$1,426.72	\$0.00	\$8,560.31	\$1,426.72	\$8,560.31
Apr 2018	\$1,426.72	\$0.00	\$9,987.03	\$1,426.72	\$9,987.03
May 2018	\$1,426.72	\$0.00	\$11,413.75	\$1,426.72	\$11,413.75
Jun 2018	\$1,426.72	\$0.00	\$12,840.47	\$1,426.72	\$12,840.47
Jul 2018	\$1,426.72	\$0.00	\$14,267.19	\$1,426.72	\$14,267.19

Revised Payment Summary

New Escrow Payment Amount Including Shortage Recovery

Effective	8/1/2017
Base Escrow Payment	\$1,426.72
1/9 Shortage	\$0.00
New Regular Insurance Payment Amount	\$1,426.72

Loan Number 086281

Insurance Escrow Account Transaction History

This schedule reflects any insurance escrow disbursements that were made during the analysis period.

Disbursements During Analysis Period

Month/Year	Description	Prior Year Amount	Anticipated Increase %	Anticipated Amount
Oct 2017	Insurance - Midwest Family Mutual / Policy# - CPMN0560112913	\$16,462.16	4.00%	\$17,120.65



Tony Riemer <tony.performanceequity@gmail.com>

FW:

2 messages

Les Jepsen <les.jepsen@gmail.com>

Thu, Jun 29, 2017 at 8:50 AM

To: Tony Riemer <tony.performanceequity@gmail.com>, Rudy Stanley <rudy@propertyss.com>

From: Terri L. Jenkins [mailto:TJenkins@arbor.com]

Sent: Thursday, June 29, 2017 8:13 AM

To: les.jepsen@gmail.com

Cc: Daniel Tytka <DTytka@arbor.com>

Subject:

Good Morning,

Attached is the Annual Escrow Analysis for this loan completed/effective with the August payment. The original has been mailed.

There was a shortage in the tax escrow in the amount of \$1,503.05 due to an under collection of escrow funds at the time of closing. In order to have enough money to pay the October tax, we had to spread the shortage over 2 months. The new payment will be \$3,384.58 for 2 months and then the October payment will decrease to \$2,633.05.

Thanks and please advise with any questions.

Terri L. Jenkins

Escrow Analysis Specialist

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086281- Escrow Analysis (6 22 2017) .pdf
112K

Rudy Stanley <rudy@propertyss.com>

Thu, Jun 29, 2017 at 9:29 AM

To: Les Jepsen <les.jepsen@gmail.com>, Tony Riemer <tony.performanceequity@gmail.com>

Thanks!



RUDY STANLEY, Accounting Manager

Property Solutions & Services, LLC

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From: Les Jepsen [<mailto:les.jepsen@gmail.com>]

Sent: Thursday, June 29, 2017 8:51 AM

To: 'Tony Riemer' <tony.performanceequity@gmail.com>; Rudy Stanley <rudy@propertyss.com>

Subject: FW:

[Quoted text hidden]