

**CONSUMER DISCLOSURE FOR VOLUNTARY
ESCROW ACCOUNT PAYMENT (VPPE)**

VETERAN
Loan #: UAT.72-107407A
MIN: 100057400002127514

DATE: OCTOBER 5, 2018

LENDER/BROKER: PULTE MORTGAGE LLC
7390 SOUTH IOLA, ENGLEWOOD, CO 80112
(866) 668-8871 EXT. 2036

BORROWER NAME: JACIE TEST VETERAN

PROPERTY ADDRESS: 478 GREENWAY CIR, ALAMO, CA 94507

The annual Property Taxes on the fully assessed value of your new home are currently estimated to be \$0.00.

The annual tax amount that is used to calculate your monthly tax payment and closing costs for tax reserves is strictly an estimate that may change between now and closing. Various factors may impact the estimated annual tax amount, including changes to sales price, lot size, amenities, upgrades, tax rates, assessments, construction status or completion date, the timing of closing, tax payments made at or before closing and the possibility of supplemental tax bills due after closing.

If your home is new or recently constructed, some or all of the Property Taxes paid during the first year *may* be based on an assessed value that reflects only the unimproved or partially improved property. Property Taxes will be higher once a reassessment is completed by the municipality to reflect the fully-assessed value of the property. This reassessment typically occurs sometime during the first or second year of homeownership. Also, regardless of the age of the home, at or prior to closing, payment may be made on one or more tax installments that would normally be paid from your escrow account in the first year. Under normal escrow practices, your monthly escrow payment in the second year could be much higher than in the first to cover increased Property Taxes as well as any shortage in the escrow account.

In order to reduce the possibility of a shortage or payment increase, you may voluntarily choose to make higher monthly payments to your escrow account based on the above estimated fully assessed amount.

Please make your selection below:

- Yes, I/we **elect** to pay monthly tax escrow payments based on the estimated fully assessed tax amount.
- No, I/we **do not elect** to pay monthly tax escrow payments based on the estimated fully assessed tax amount. I/we acknowledge that this election will likely result in an escrow shortage and significant increase in the monthly payments if a higher tax amount is paid in the first or second year. I/we also acknowledge that I/we will be required to pay any future escrow account shortage resulting from this lower payment election.

I/we acknowledge the monthly escrow payments and closing reserves will be based on the election identified above, unless:

- No election is made; the monthly escrow payments and closing reserves will be based on the lower estimate of property tax disbursements that are expected to occur in the first year.
- The property is or will be fully assessed and all installments will be paid from the escrow account in the first year; the escrow payments and reserves will be based on the estimated fully assessed amount at closing.



If you have any questions regarding your monthly escrow payment, please contact:

Name: **CAROLINE CHAMPAGNE**

Phone: **(866) 668-8871 EXT. 2036**

JACIE TEST VETERAN 10/05/2018 01:33:50 PM MDT

- BORROWER - JACIE TEST VETERAN - DATE -

This signed form must be returned to Lender in order to issue your closing figures.

Review

