

## **CHAPTER 7: ESCROW, TAXES, AND INSURANCE**

### **7.1 INTRODUCTION**

Besides loan payments, other costs associated with being a homeowner include real estate taxes, hazard and flood insurance premiums, and related costs such as street or water assessments. The Agency has an interest in making sure that these costs are paid in order to protect the property from tax sale or foreclosure, and to make sure that funds will be available to repair the property should it be damaged.

### **SECTION 1: ESCROW [7 CFR 3550.60]**

### **7.2 OVERVIEW**

To ensure that funds are available to pay for the cost of real estate taxes, insurance premiums, and other assessments when they come due, the Agency requires borrowers who receive new loans -- whether initial or subsequent -- to deposit monthly funds to an escrow account in order to be used to pay the borrower's tax and insurance bills. These funds are included in the borrower's regular monthly payment. An escrow account must be established at loan closing for all loans with a total outstanding indebtedness greater than \$15,000 (be it 502, 504, or combination thereof) except new construction. This is because loan payments are not due during construction. Since the exact amount of taxes, insurance premiums and assessments are not known in advance, a cushion is established at closing to help ensure that there will be sufficient funds available to pay the bills. If the Agency underestimates the amount needed, the Agency will advance funds to pay the tax or insurance bill, and raise the borrower's escrow payments during the following year to repay the amount advanced. If the Agency overestimates the funds needed, a refund may be issued if the amount is greater than \$50. If the amount of overage is less than \$50, it will be credited to the next year's escrow. Annual-pay borrowers are exempt from the escrow requirement, but are responsible for timely payment of taxes and insurance premiums. The Agency will not escrow where the security property is located on a farm tract also financed by the Farm Service Agency (FSA), and we are unable to obtain a separate tax bill. FSA will be responsible for paying taxes in these situations. The only exception to this is for a Section 504 loan over \$15,000 on a farm tract (see Paragraph 12.10).

## Paragraph 7.2 Overview

The Agency will establish and administer escrow accounts in accordance with the Integrated Mortgage Disclosures under the Real Estate Settlement Procedures Act and the Truth In Lending Act (TRID) and section 501(e) of the Housing Act of 1949, as amended.



The Agency requires most borrowers who receive new loans to escrow funds for taxes and insurance. Borrowers are exempt from escrow if they:

- Are current on an annual payment plan;
- Have a leveraged loan and the escrow is maintained by the primary lending institution;
- Have received only a Section 504 grant;
- Have a Section 504 loan(s) with a total outstanding balance of \$15,000 or less, and the Agency determines there is no risk to the Government's security interest in the property;
- Assume a current loan (not past due) on same rates and terms; or
- Have security property which includes a farm and the property is not subdivided between the farm and non-farm tract. In these cases, the Agency may still elect to require escrow where the housing represents the majority of the value of the security property or it is in the Agency's best interest to require escrow.

The Customer Service Center (CSC) is responsible for administering the escrow account. However, the Loan Originator is responsible for determining the monthly escrow deposit contribution during the first year, ensuring that the appropriate amount is collected at closing to establish the escrow account and to educate the borrower about what escrow accounts are and how they work.

### **7.3 ESCROW DEPOSITS**

Escrow accounts are funded from 3 sources -- monthly payments, an initial deposit required at closing, and funds from the seller to cover taxes accrued prior to closing. Exhibit 7-1 illustrates the calculation of the initial deposit and monthly escrow payments.

**A. Monthly Payment**

The borrower's monthly installment includes not only the amount due for principal and interest, but also 1/12 of the anticipated amount required for taxes, insurance, other assessments for the year, plus a cushion as authorized by TRID.

**B. Borrower's Initial Deposit to the Escrow Account**

Over the course of a year the borrower's monthly payments should provide the amount needed to pay all tax, insurance (including flood insurance as applicable), and other assessment bills. However, the timing of the payments may be such that a bill comes due before the borrower has made sufficient payments to cover the cost. To avoid this problem, the borrower is required to make an initial deposit to the escrow account that is large enough to ensure that all anticipated payments can be met when they come due, but that at its low point the account contains no more than the equivalent of 2 monthly escrow payments.

**C. Seller's Tax Liability**

Taxes must be prorated between the buyer and the seller. To ensure that funds from the seller's pro rata share of the taxes are available to pay the taxes when they come due, funds are collected at closing to pay the borrower's closing costs or initial escrow deposit. Prorated tax funds may not be paid to the applicant/borrower other than for reimbursement of certain items paid by the applicant outside of closing. See Paragraph 8.6F for additional guidance.

**7.4 CALCULATING ESCROW AMOUNTS**

The Loan Originator must provide UniFi with tax and insurance figures that are then used to estimate the maximum loan amount, to determine the amount of loan funds to obligate, and to establish monthly payments and the initial deposit to the escrow account.

Although tax and insurance information used early in the process will be based on rough estimates, the Loan Originator should make every effort to obtain accurate information about historic and future costs so that later entries will be as accurate as possible. For construction loans, when calculating the escrow payment for closing, the field office is to use the amount needed to cover the Real Estate taxes for the upcoming 12 months. The Loan Originator must consider that there may be a re-assessment of the Real Estate taxes upon the completion of the dwelling and the escrow calculations will be made accordingly.

**Exhibit 7-1**

**Escrow Account Funding**

The initial escrow balance and the escrow payment amount are calculated in accordance with Integrated Mortgage Disclosures under the Real Estate Settlement Procedures Act and the Truth In Lending Act (TRID) and any other associated regulation. UniFi prepares Form RD 3550-9, Initial Escrow Account Disclosure Statement described in Paragraph 6.6. The following example is intended to show how escrow accounts are funded each year.

**Assumptions:**

- (1) The loan closing occurs on February 12, 1996 with the first payment due April 1, 1996
- (2) Taxes of \$214.88 are paid in July and December
- (3) Hazard Insurance of \$319.00 is paid in January
- (4) The Agency requires a minimum balance equal to 2 months of payments

**Monthly Payment Calculation:**

\$214.88	
\$214.88	
<u>\$319.00</u>	
<u>\$748.76</u>	Total anticipated escrow disbursements divided by 12 equals
\$ 62.39	per month escrow payment

<u>Month</u>	<u>Payments to Escrow</u>	<u>Disbursements</u>	<u>Balance</u>
Loan Closing	\$249.64	\$ 0.00	\$249.64
April	\$ 62.39	\$ 0.00	\$312.03
May	\$ 62.39	\$ 0.00	\$374.42
June	\$ 62.39	\$ 0.00	\$436.81
July	\$ 62.39	\$214.88	\$284.32
August	\$ 62.39	\$ 0.00	\$346.71
September	\$ 62.39	\$ 0.00	\$409.10
October	\$ 62.39	\$ 0.00	\$471.49
November	\$ 62.39	\$ 0.00	\$533.88
December	\$ 62.39	\$214.88	\$381.39
January	\$ 62.39	\$319.00	\$124.78
February	\$ 62.39	\$ 0.00	\$187.17
March	\$ 62.39	\$ 0.00	\$249.56

The borrower will be required to pay \$62.39 per month and will also be required to fund the escrow account at closing in the amount of \$249.64. Part of the tax payment component of the initial escrow deposit will be contributed by the seller for the period from January 1st to the closing on February 12th.

According to TRID, the lending institution may at some time during the year achieve an escrow balance that does not exceed 2 monthly escrow payments. In this example the balance equal to 2 monthly payments (\$124.78), occurs in January after the payment for hazard insurance.

CSC is required to perform an escrow analysis within 12 months of the first payment and every year thereafter. The actual running escrow balance from the prior year will become the basis for projecting the necessary escrow payment for the next year. The low point achieved will be compared to the projected minimum of \$124.78. If the low point is below \$124.78, the loan will be deemed to have a shortage. If the low point is greater than \$50, the loan will have a surplus, which will be refunded to the borrower. If the surplus is less than \$50, the amount will be credited to the next year's escrow.

## 7.5 CLOSING

The Closing Agent/Attorney will use the Closing Disclosure, to prorate real estate taxes for the current year between the seller and the buyer.

Form RD 3550-9, Initial Escrow Account Disclosure Statement will be completed by the Loan Originator and sent to the Closing Agent/Attorney at loan closing.


The Closing Agent/Attorney will collect the escrow funds at closing, and in most cases will provide them to CSC along with the closing documents. If real estate taxes are due within 60 days of the date of closing, the Closing Agent/Attorney should pay the real estate taxes and provide the remaining amount to CSC.

## 7.6 CONSTRUCTION LOANS

During the construction period, borrowers must be counseled that they are responsible for payment of taxes which come due since loan payments are not due during the construction period. The borrower is also responsible for the initial escrow deposit when construction is complete. Field Staff should complete Attachment 7-A to determine the borrower's full tax and insurance needs during the construction period. Funds for the payment of taxes during construction, and for the initial escrow deposit which includes both taxes and insurance, can be handled by one of the following two methods.

- One method would be to include any taxes that must be paid during construction and the initial escrow deposit in the loan amount. This option is at the discretion of the applicant, and is subject to loan underwriting standards. If this option is used, the applicant must be counseled that they are responsible for delivering the tax bill to the Field Staff so a loan check can be requested to pay the taxes. The applicant is responsible to follow-up with Field Staff, or the taxing authority, to ensure their tax payments were paid on time. If the initial escrow deposit was included in the loan, the applicant must also be counseled that they are responsible for funding any shortages. This may occur if the construction is delayed.
- The other method would be for the applicant to pay any taxes which come due during construction for personal funds while saving funds to make the initial escrow deposit at the end of the construction period. Should an applicant choose this option, they must be counseled to pay the tax bills when due and provide a copy to the Field Office. The applicant must also be counseled on how much will be required at the end of the construction period to adequately fund the initial escrow deposit.

Paragraph 7.6 Construction Loans

Consideration must be given to paying for both the course of construction (also known as builder’s risk) policy, and the hazard insurance policy which must be obtained when an occupancy permit is issued (if required), as of the date of occupancy, or when the final inspection has been completed (whichever occurs first). The options illustrated in **Exhibit 7-2** will be presented to the applicant to determine how the insurance premiums will be paid. 

<b>Exhibit 7-2</b>	
<b>Course of Construction (Builder’s Risk) Policy</b>	<b>One Full Year of Hazard Insurance Policy</b>
<p>1) Applicant pays in full at construction loan closing, or</p> <p>2) Loan funds are used to pay in full at construction loan closing.</p> <p><b>* Important:</b> Use a realistic construction schedule when estimating the coverage period needed for a Course of Construction (Builder’s Risk) policy.</p>	<p>When an occupancy permit is issued (if required), borrower occupies the property, or the final inspection has been completed (whichever occurs first), one full year of hazard insurance must be paid as follows:</p> <p style="padding-left: 40px;">1) Applicant pays in full, or</p> <p style="padding-left: 40px;">2) The estimated cost of one full year’s premium is included in the construction loan, and used to pay the premium when required, as explained above.</p> <p><b>* Important:</b> You will need to ensure that a full 12 months of acceptable hazard insurance is paid as noted above; and that the correct amount is then escrowed for 12 months from that date (rather than 12 months from conversion). <u>Example:</u> If the borrower moves in on July 8, the insurance would expire on July 8 of the following year. The loan will be converted on August 1 (following occupancy), with the first payment due September 1. However, the escrow should be calculated to ensure there will be adequate funds to pay the next year’s insurance premium in June of the following year (for a July 8<sup>th</sup> renewal), rather than calculating the escrow based on renewal 12 months from conversion, which occurred in September.</p>

## Paragraph 7.6 Construction Loans

Borrowers must be counseled that they are ultimately responsible for payment of insurance premiums and while the costs may be included in the loan, the borrower is responsible to cover any shortage which may occur.

If construction is completed as planned, the course of construction policy should remain in effect without an additional premium due during construction. However, if a second premium is due during construction, the borrower is responsible for this payment.

Within 30 days of the anticipated construction completion date, the borrower will provide the Field Office with a copy of the binder for a hazard insurance policy and a receipt showing it has been paid in full for one year, OR a request for a draw from the construction loan to pay one year's hazard insurance premium in full, as applicable. If the borrower does not provide this information to the field office, does not pay the premium as agreed, or if there are insufficient funds to establish the escrow account when the loan is converted, the Field Office will task CSC and provide the estimated amount of shortage, and the facts in the case. CSC will generally increase the monthly payments scheduled for the remainder of the escrow cycle to compensate for any shortage. CSC may also elect to charge the borrower's account for the shortage and reamortize the loan.

## **7.7 SERVICING ESCROW ACCOUNTS**

CSC will handle ongoing actions related to escrow accounts, including collecting monthly payments, depositing funds into the escrow account, and handling all tax and insurance payments. CSC will conduct the annual escrow account analysis and send annual escrow disclosure statements to borrowers to give an escrow account history for the past year, including any differences between what was estimated and what was actually disbursed.

## **SECTION 2: TAXES**

### **7.8 ESTIMATING THE AMOUNT OF TAXES**

The Loan Originator can gather tax information from several sources. For existing properties, the Loan Originator can contact the real estate agent, the seller, and/or the local taxing authority to determine current taxes and whether any reassessment or tax rate increase is anticipated.

It will be more difficult for the Loan Originator to estimate taxes when dealing with planned new construction or a newly constructed property that has not yet been assessed. To make this estimate, the Loan Originator will use comparable existing residential property values in the market area for the first year, in order to prevent significant increases in the second year escrow payment as a result of the increase in property value to make this estimate. Any prorated amount of taxes to be paid by the seller should be based on the current assessment, even if it is not recent and does not reflect the actual value of the house.

### **7.9 TAX SERVICE FEE**

Each new borrower will be charged a one-time tax service fee at the time of loan closing. The fee covers the cost of a tax monitoring service to track tax payments due, determine the most advantageous time to pay them, and arrange for payment of the taxes to be disbursed from the borrower's escrow account. State Directors are responsible for determining the tax exempt status of Native American reservation, tribal, and trust land and notifying those Field Offices which are affected. If the land is tax exempt, meaning no real estate taxes are assessed or charged, then a tax service fee will not be collected. Individual plots that are typically owned in fee simple are generally subject to taxation and a tax service fee will be collected. Borrowers who are obtaining a subsequent loan will not pay a second tax service fee. Refer to the tax service fee schedule shown in Attachment 7-B to determine the fee charged for new loans and new rates and terms assumptions.

### **7.10 TAX INFORMATION SHEET**

At closing, the Loan Approval Official or Designee will review, update, and return a copy of the completed Form RD 3550-15, Tax Information, to the Closing Agent/Attorney with other closing documents. Form RD 3550-15 should list all of the local taxing authorities to which taxes are due, the amounts, the due dates, the parcel identification number, and a legal description of the property. All of this information is needed to allow CSC to manage the escrow account effectively and to protect the borrower from a shortage in their escrow account.



**SECTION 3: INSURANCE [7 CFR 3550.61]**

**7.11 OVERVIEW**

The borrower is responsible for obtaining and continuously maintaining insurance on the security property until the loan is paid in full. The applicant will learn about the Agency’s requirements and borrower’s responsibilities regarding insurance during applicant orientation.

After the loan is closed, CSC is responsible for handling most insurance issues. The Field Office is likely to become involved only if CSC requests assistance to determine whether adequate repairs have been made to a property for which an insurance claim has been paid.

**7.12 TYPES OF INSURANCE**

**A. Hazard Insurance**

Most borrowers are required to maintain hazard insurance to protect the property against fire, wind and weather-related damage (these policies may also be called “Fire and Extended Coverage,” “Homeowner’s,” “All Physical Loss,” or “Broad Form” policies). Hazard insurance is not required if the total outstanding Agency debt and any senior liens against the property are equal to or less than \$15,000. For borrowers initially required to maintain hazard insurance, CSC may force place coverage for the benefit of the Agency and charge the cost to the borrower’s account.

<b>Master Policies</b>
<p>A master policy is one containing substantially the same standard provisions adopted or recommended by legislative action or by order of the State’s insurance authority and ensures that the policy meets State requirements. The Loan Originator should require a master policy, unless State statutes exempt the company from the regulations requiring its use. In order for a company’s policy to be approved by the Agency, it must submit a copy of the master policy and all attachments to the State Office for review and approval.</p> <p>In States without master policies, Field Staff will ensure that policies meet the requirements of Attachment 7-C.</p> <p>Many State Directors issue State Supplements to help Field Staff identify acceptable insurance policies.</p>

**B. Flood Insurance**

Flood insurance is required for any property located in a Special Flood Hazard Area (SFHA), as identified by the Federal Emergency Management Agency (FEMA) and described in RD Instruction 426.2, except for loans and grants with an original principal balance of \$5,000 or less. FEMA’s Standard Flood Hazard Determination Form is used to document whether a property is in a SFHA and whether flood insurance is available under FEMA’s National Flood Insurance Program. If the property is in a SFHA and flood insurance is required, the Loan Originator should notify the applicant using Form RD 3550-6, Notice of Special Flood Hazards, Flood Insurance Purchase Requirements, and Availability of Federal Disaster



Relief Assistance. The applicant must sign and return Form RD 3550-6 at or before loan closing. If the applicant cannot secure flood insurance through FEMA's National Flood Insurance Program in a SFHA, the property is not eligible for Federal financial assistance.

Dwellings located in the 100 year flood plain have additional requirements that must be met in regards to elevation levels, public utilities or on-site water supply and waste disposal systems requirements, and completion of the eight step decision making process for alternative consideration (see HB-1 5.7 (D), 5.8 (B), and RD Instruction 1970.256 for further requirements).

### **C. Builder's Risk Policies**

A builder's risk policy is acceptable while the dwelling is under construction as long as it meets the Agency's requirements. An acceptable policy either: (1) names the borrower as the insured; or (2) contains a builder's risk endorsement for a policy issued to the borrower. A policy issued only to a contractor is not an acceptable substitute for the property insurance a borrower is required to provide. A builder's risk policy should automatically convert to full coverage when the dwelling is completed. Otherwise, acceptable insurance must be obtained to coincide with the expiration of the builder's risk provisions of the policy.

## **7.13 EVIDENCE OF INSURANCE**

For loans secured by a first lien, the applicant must provide the original policy or declaration page, and evidence that 1 full year's premium has been paid. For loans secured by other than a first lien, a copy of the policy or declaration page, or other evidence of insurance, is acceptable. The applicant may submit a written binder in lieu of the policy or declaration page, as long as the policy will be submitted to CSC within 60 days of closing. Existing borrowers already on escrow submitting an application for a subsequent loan are not required to provide evidence of a full years paid premium.

## **7.14 AUTHORIZED INSURANCE PROVIDERS**

Borrowers must purchase their policies from approved insurance companies licensed to do business in the State where the property is located. If the required insurance is not available at comparable rates from a State-licensed insurance company, the Loan Originator may accept insurance from another company if:

- The Office of General Counsel (OGC) confirms that policies issued by the company are enforceable despite the fact that the company is not licensed to conduct business in the State, and the company is a legal entity that may be sued in the State where the property is located; and

## Paragraph 7.14 Authorized Insurance Providers

- The State Director determines that the company is reputable and financially sound, based on the company's financial statements, industry rating standards, or information available from the State insurance authority, or other lending institutions

**7.15 REVIEWING INSURANCE POLICIES**

The borrower must submit evidence of insurance to the closing agent before or at the time of closing. The closing agent will review the policy, declaration page, or binder to ensure that it meets the requirements outlined in Attachment 7-C. If it is acceptable, the evidence of coverage should be kept in the borrower's case file after closing. If the borrower's policy or evidence is insufficient, the closing agent should explain why it is not acceptable (for example, there is not an adequate amount of coverage, it is not in the correct name, or the premium has not been paid). The closing will be postponed until suitable evidence has been provided to the closing agent.

**ATTACHMENT 7-A**

**CALCULATION OF ESTIMATED TAXES DUE THROUGH CONSTRUCTION PERIOD AND INITIAL ESCROW DEPOSIT**

Customer Name: _____	Date Prepared: _____
Loan Amount: \$ _____	County/Parish: _____
Number of Months in Construction Period: _____	Loan Closing Date: _____
Estimated Real Estate Taxes (Lot Only): \$ _____	Annual Insurance Premium Amount: \$ _____
	Annual Real Estate Taxes (As Improved): \$ _____

**STEP 1**

Estimate the taxes and insurance costs over the next 12 months:

Taxes \$ \_\_\_\_\_ divided by 12 = \$ \_\_\_\_\_ monthly  
Insurance \$ \_\_\_\_\_ divided by 12 = \$ \_\_\_\_\_ monthly

**TOTAL Estimated Monthly Escrow \$ \_\_\_\_\_ (STEP 1)**

**STEP 2**

Estimate the actual tax bills that will come due during the construction period.

Due: \_\_\_\_\_ Amount \$ \_\_\_\_\_  
Due: \_\_\_\_\_ Amount \$ \_\_\_\_\_  
Due: \_\_\_\_\_ Amount \$ \_\_\_\_\_

**Total Taxes Due During Construction \$ \_\_\_\_\_ (STEP 2)**

**STEP 3**

Estimate the two month cushion by taking the monthly escrow calculated in STEP 1 and multiplying it by two.

**Estimated Monthly Escrow (from STEP 1) \$ \_\_\_\_\_ x 2 = \$ \_\_\_\_\_ (STEP 3)**

**STEP 4**

Estimate the initial escrow deposit for property insurance by taking the annual premium, dividing by 12, and then multiplying the result by the number of months for construction .

**Monthly Insurance \$ \_\_\_\_\_ x \_\_\_\_\_ (# of months to construct) = \$ \_\_\_\_\_ (STEP 4)**

**STEP 5**

Estimate the initial escrow deposit for taxes by taking the annual taxes due, dividing by 12, multiplying the result by the number of months for construction, and then subtracting the amount estimated in STEP 2.

**Monthly Taxes \$ \_\_\_\_\_ x \_\_\_\_\_ (# of months to construct) = \$ \_\_\_\_\_  
minus \$ \_\_\_\_\_ (result of STEP 2) = Total (enter "0" if negative) \$ \_\_\_\_\_ (STEP 5)**

**STEP 6**

Estimate the borrower's total financial needs for taxes and insurance by adding the results of STEPS 2 through 5 =

**GRAND TOTAL \$ \_\_\_\_\_ (STEP 6)**

NOTE: The "GRAND TOTAL" is the amount of taxes due during the construction period plus the initial escrow deposit.

**STEP 7**

Estimate the initial escrow deposit by adding the results of STEPS 3, 4, and 5 =

**TOTAL ESTIMATED INITIAL ESCROW DEPOSIT \$ \_\_\_\_\_ (STEP 7)**

For borrowers who so elect, and subject to loan underwriting requirements, the Grand Total (STEP 6) may be included in the loan amount. The taxes due in STEP 2 will be paid during the construction period from loan proceeds. The estimated initial escrow deposit will be forwarded to CSC when construction is complete and the loan is converted to an active account. If STEP 6 is not included in the loan amount, the borrower must be counseled to save this amount during the construction period and pay taxes when due.

CASE STUDY #1

Susan Smith has been selected to participate in the Self-Help housing program. She will be borrowing \$75,000. The construction period is estimated to be 11 months, and loan closing is May 1, 1998. Real estate taxes are paid twice a year - on June 30 and December 30. Taxes on the lot are \$240 per year and are estimated to be \$1,200 when the house is complete. The local county will reassess taxes on the completed house at an undetermined time after the Certificate of Occupancy is issued and the first full tax bill will be issued at the beginning of next full tax cycle. Annual insurance is estimated at \$360.

See Page 3 of 4 for the results.

CASE STUDY #2

Tony Williams is a mason and owns his own lot. He obtained a building permit several months ago and has recently constructed a full foundation on his site. Mr. William's loan for \$55,000 was just approved and loan closing scheduled for July 1, 1998. The local county will reassess taxes each October, and taxes are due January 1 and July 1. The taxes are currently \$360 per year on the site (including the foundation), and are estimated to be \$1800 when the house is complete. Construction will take approximately 60 days. Since construction will be completed prior to October (tax assessment time) the January 1 tax bill will reflect the full tax assessment. Annual insurance is \$600 per year.

See Page 4 of 4 for the results.

---

**ATTACHMENT 7-A**

**CALCULATION OF ESTIMATED TAXES DUE THROUGH CONSTRUCTION PERIOD AND INITIAL ESCROW DEPOSIT**

Customer Name: Susan Smith	Date Prepared : 4/1/98
Loan Amount: \$ 75,000	County/Parish: Carolina
Number of Months in Construction Period: 11	Loan Closing Date: 5/1/98
Estimated Real Estate Taxes (Lot Only): \$ 240	Annual Insurance Premium Amount: \$ 360
	Annual Real Estate Taxes (As Improved) \$ 1,200

<b>STEP 1</b>			
Estimate the taxes and insurance costs over the next 12 months:			
Taxes \$ 240	divided by 12 = \$ 20 monthly		
Insurance \$ 360	divided by 12 = \$ 30 monthly		
	<b>TOTAL Estimated Monthly Escrow</b>	<b>\$ 50</b>	<b>(STEP 1)</b>
<b>STEP 2</b>			
Estimate the actual tax bills that will come due during the construction period.			
Due: 6/30/98	Amount \$ 120		
Due: 12/30/98	Amount \$ 120		
Due: _____	Amount \$ _____		
	<b>Total Taxes Due During Construction</b>	<b>\$ 240</b>	<b>(STEP 2)</b>
<b>STEP 3</b>			
Estimate the two month cushion by taking the monthly escrow calculated in STEP 1 and multiplying it by two.			
	<b>Estimated Monthly Escrow (from STEP 1) \$50 x 2 =</b>	<b>\$ 100</b>	<b>(STEP 3)</b>
<b>STEP 4</b>			
Estimate the initial escrow deposit for property insurance by taking the annual premium, dividing by 12, and then multiplying the result by the number of months for construction .			
	<b>Monthly Insurance \$ 30 x 11 (# of months to construct) =</b>	<b>\$ 330</b>	<b>(STEP 4)</b>
<b>STEP 5</b>			
Estimate the initial escrow deposit for taxes by taking the annual taxes due, dividing by 12, multiplying the result by the number of months for construction, and then subtracting the amount estimated in STEP 2.			
	<b>Monthly Taxes \$ 20 x 11 (# of months to construct) = \$ 220</b>		
	<b>minus \$ 240 (result of STEP 2) = # -20 Total (enter "0" if negative)</b>	<b>\$ 0</b>	<b>(STEP 5)</b>
<b>STEP 6</b>			
Estimate the borrower's total financial needs for taxes and insurance by adding the results of STEPS 2 through 5 =			
	<b>GRAND TOTAL</b>	<b>\$ 670</b>	<b>(STEP 6)</b>
NOTE: The "GRAND TOTAL" is the amount of taxes due during the construction period plus the initial escrow deposit.			
<b>STEP 7</b>			
Estimate the initial escrow deposit by adding the results of STEPS 3, 4, and 5 =			
	<b>TOTAL ESTIMATED INITIAL ESCROW DEPOSIT</b>	<b>\$ 430</b>	<b>(STEP 7)</b>

For borrowers who so elect, and subject to loan underwriting requirements, the Grand Total (STEP 6) may be included in the loan amount. The taxes due in STEP 2 will be paid during the construction period from loan proceeds. The estimated initial escrow deposit will be forwarded to CSC when construction is complete and the loan is converted to an active account. If STEP 6 is not included in the loan amount, the borrower must be counseled to save this amount during the construction period and pay taxes when due.

**ATTACHMENT 7-A**

**CALCULATION OF ESTIMATED TAXES DUE THROUGH CONSTRUCTION PERIOD AND INITIAL ESCROW DEPOSIT**

Customer Name: Tony Williams	Date Prepared: 6/98
Loan Amount: \$ 55,000	County/Parish: South
Number of Months in Construction Period: 2	Loan Closing Date: July 1, 1998
Estimated Real Estate Taxes (Lot Only): \$ 360 (includes existing foundation)	Annual Insurance Premium Amount: \$ 600
	Annual Real Estate Taxes (As Improved) \$ 1,800

<b>STEP 1</b>			
Estimate the taxes and insurance costs over the next 12 months:			
Taxes \$ 1,800	divided by 12 = \$ 150	monthly	(Note: Full taxes were used since next
Insurance \$ 600	divided by 12 = \$ 50	monthly	tax bill will reflect a completed house)
<b>TOTAL Estimated Monthly Escrow</b>		<b>\$ 200</b>	<b>(STEP 1)</b>
<b>STEP 2</b>			
Estimate the actual tax bills that will come due during the construction period. The first bill may be able to be reduced by the amount of any prorated taxes collected from the seller at closing.			
Due: 7/1/98	Amount \$ 180	*(Note: Being paid at loan closing 7/1/98)	
Due: _____	Amount \$ _____		
Due: _____	Amount \$ _____		
<b>Total Taxes Due During Construction</b>		<b>\$ 0 *</b>	<b>(STEP 2)</b>
<b>STEP 3</b>			
Estimate the two month cushion by taking the monthly escrow calculated in STEP 1 and multiplying it by two.			
<b>Estimated Monthly Escrow (from STEP 1) \$ 200</b>		<b>x 2 =</b>	<b>\$ 400 (STEP 3)</b>
<b>STEP 4</b>			
Estimate the initial escrow deposit for property insurance by taking the annual premium, dividing by 12, and then multiplying the result by the number of months for construction .			
<b>Monthly Insurance \$ 50</b>		<b>x 2 (# of months to construct) =</b>	<b>\$ 100 (STEP 4)</b>
<b>STEP 5</b>			
Estimate the initial escrow deposit for taxes by taking the annual taxes due, dividing by 12, multiplying the result by the number of months for construction, and then subtracting the amount estimated in STEP 2.			
<b>Monthly Taxes \$ 150</b>		<b>x 2 (# of months to construct) = \$ 300</b>	
<b>minus \$ 0 (result of STEP 2) =</b>		<b>Total (enter "0" if negative)</b>	<b>\$ 300 (STEP 5)</b>
<b>STEP 6</b>			
Estimate the borrower's total financial needs for taxes and insurance by adding the results of STEPS 2 through 5 =			
<b>GRAND TOTAL</b>		<b>\$ 800</b>	<b>(STEP 6)</b>
NOTE: The "GRAND TOTAL" is the amount of taxes due during the construction period plus the initial escrow deposit.			
<b>STEP 7</b>			
Estimate the initial escrow deposit by adding the results of STEPS 3, 4, and 5 =			
<b>TOTAL ESTIMATED INITIAL ESCROW DEPOSIT</b>		<b>\$ 800</b>	<b>(STEP 7)</b>

For borrowers who so elect, and subject to loan underwriting requirements, the Grand Total (STEP 6) may be included in the loan amount. The taxes due in STEP 2 will be paid during the construction period from loan proceeds. The estimated initial escrow deposit will be forwarded to CSC when construction is complete and the loan is converted to an active account. If STEP 6 is not included in the loan amount, the borrower must be counseled to save this amount during the construction period and pay taxes when due.

**ATTACHMENT 7-B**

**TAX SERVICE FEE**

<b>Loan Transaction</b>	<b>Tax Service Fee Charged</b>
<b>INITIAL 502 LOAN</b> greater than \$7,500	**
<b>CREDIT SALE WITH OR WITHOUT A SUBSEQUENT LOAN</b> same as initial 502 loan	**
<b>504 LOANS</b> if the total outstanding indebtedness is greater than \$15,000 and taxes & insurance are not escrowed through another lender	**
<b>NEW RATES AND TERMS ASSUMPTION WITH OR WITHOUT SUBSEQUENT LOAN</b>  New Borrower pays \$10 regardless of what previous borrower paid. No additional charges apply.	\$10
<b>SAME RATES AND TERMS ASSUMPTION</b>	\$0
<b>SUBSEQUENT LOAN</b> if greater than \$15,000 and borrower does not have an established escrow account.  If borrower has an existing escrow account.	**  \$0
** New Loans Approved July 17, 2017 - July 16, 2018 July 17, 2018 - July 16, 2019 July 17, 2019 - July 16, 2020 July 17, 2020 - July 16, 2021 July 17, 2021 - July 16, 2022 (This fee remains in effect until further notice)	\$79 \$82 \$85 \$88 \$91



## ATTACHMENT 7-C

### INSURANCE POLICY REQUIREMENTS

---

#### A. Loss or Damage Covered

Hazard insurance policies must insure buildings against loss or damage by fire, lightning, windstorm, hail, explosion, riot, civil commotion, aircraft, vehicles, and smoke. The flood insurance, if applicable, must cover any damage due to flooding conditions.

#### B. Amount

The Loan Originator should encourage borrowers with a total indebtedness of more than \$15,000 to obtain hazard insurance to cover the dwelling and any other essential buildings (such as a garage) in an amount that is equal to the insurable value (i.e. the cost to restore the property back to its state prior to a loss) of the dwelling and other essential buildings or the unpaid principal balance. Flood insurance must cover the **lesser of** the outstanding principal balance of the loan or the maximum amount of coverage allowed under FEMA's National Flood Insurance Program (NFIP).



The policy must state whether or not the building is on a leasehold. State Supplements provide guidance on specific State insurance requirements pertaining to leasehold interests.

#### C. Borrower's Deductible

The borrower's deductible may not exceed the generally accepted minimums based on current industry standards and local market conditions. Typically, the borrower's deductible will not exceed the higher of 1 percent of the face value of the policy or \$1,000 unless State law requires a higher maximum deductible amount. In areas where such deductibles are not reasonably available due to local market conditions, i.e. areas on coastal lines or prone to high winds, State Supplements will be issued with prior National Office approval to provide guidance for current market deductibles. The supplemental guidance must identify the specific areas, the associated amount and the detailed justification for each area in the State that is authorized for higher deductibles. For flood insurance, these deductibles apply unless the insurance carrier requires a higher deductible amount.

#### D. Term

The policy must have a term of at least 1 year, with evidence that 1 year's premium has been paid.

### **E. Effective Date**

If there are insurable buildings on the property (as opposed to vacant land to be built upon), the policy must be in force at the time the loan is closed. When a dwelling is to be constructed, the insurance coverage must be effective as of the date the materials are delivered to the property. No payments from loan funds for labor or materials can be made unless insurance coverage is in place.

### **F. Construction Specifications and Use Conditions**

If the insurance policy specifies certain standards of construction or prescribes certain uses of the property, the policy will be acceptable only if the property meets the specifications or conditions.

### **G. Names and Location**

The policy must include the legal names of all parties being insured. It also must contain a description of the property's location, although a legal metes and bounds description is not required.

### **H. Mortgagee Clause**

A mortgagee clause ensures that the Agency will be reimbursed in the event of a loss by identifying the Agency as the secured party on the lien (the "mortgagee"). The standard mortgagee clause adopted by the State must be attached to or printed in the policy, and must identify the Agency as the mortgagee. Specifically, the Agency must be identified as the "United States of America, acting through the Rural Housing Service or its successor agency." The Agency, and all other mortgagees whose interests are insured under the policy, must be shown in either the mortgagee clause or on the declaration page in the order of priority of their mortgages. The address should be:

USDA, Rural Development  
Customer Service Center  
Attn: Insurance Department  
P.O. Box 66876  
St. Louis, Missouri 63166

Whenever a new mortgagee clause is issued after the policy has been in force, the new mortgagee clause must be signed by an authorized agent or officer of the company that issued the policy.

---

When an approved mortgagee clause is not printed in the policy, a “loss payable clause,” which lists all the parties that would receive payment in case of a loss, is acceptable, provided the Agency will receive payment in case of loss, even in circumstances in which the company would not be liable to the borrower. The closing agent must verify that an authorized official of the insurance company has sent a signed letter to the State Director stating that all insurance policies issued by the company in the State incorporate all the provisions of the standard mortgagee clause and that the Agency is named in the loss payable clause (a State Supplement will be issued offering guidance on the requirements of this letter and can be found in Appendix 7).