



# Waiving Escrows



**M/I FINANCIAL, LLC**  
A Subsidiary of M/I Homes, Inc.

# Waiving Escrows – Both Hazard Insurance and Taxes

In order to waive escrows for both taxes and hazard insurance within Encompass, you will need to go to M/I Borrower Origination and mark your escrows to be waived and no impounds.

Forms Tools Services

M/I Borrower Summary - Origination

FHA Management

1003 URLA - Lender

1003 URLA Part 1

1003 URLA Part 2

1003 URLA Part 3

1003 URLA Part 4

Broker Reason

Escrows Waived: **Waived**

Type: **No Impounds**

Ready for CD ☐

Sent to Closing Date: //

eClosing ☐ Mail Away ☐ POA/Trust ☐

Closer

In 2015 Itemization, delete any months entered for reserves in section 1000.

1000. Reserves Deposited with Lender

Borrower Seller Other Total

1001. Initial Deposit For Your Escrow Account

☒ Property Taxes

☒ Homeowner's Insurance

☒ Other HOA Dues

1002. Homeowner's Ins. mths @ \$ 150.00

1003. Mortgage Ins. mths @ \$

1004. Property Taxes mths @ \$ 250.00

1005. City Property Tax mths @ \$

1006. Flood Ins. Reserve mths @ \$

1007. Unimproved Taxes To

1008. To

1009. To

Proposed Monthly Payment for Property	
First Mortgage (P & I)	\$ 3,242.99
Subordinate Lien(s) (P & I)	\$
Homeowner's Insurance	\$ 150.00
Supplemental Property Insurance	\$
Property Taxes	\$ 250.00
Mortgage Insurance	\$
Association/Project Dues (Condo, PUD)	\$ 50.00
Other	\$ 0.00
<b>TOTAL</b>	<b>\$ 3,692.99</b>
Income	\$ 16,000.00

Always make sure you are still adding taxes and insurance to your proposed monthly payment.

FINANCIAL, LLC  
A Subsidiary of Homes, Inc.

# Waiving Escrows – Both Hazard Insurance and Taxes

In the 2015 Itemization, Section 1000, Aggregate set up, please go in and clear the cushion months and due dates.

Initial Escrow Account Setup

Escrow First Payment Date: 09/01/2025

Prepaid

Date	Tax	Haz Ins	Mtg Ins	Fld Ins	City Taxes	User #1	User #2	User #3	Annual Fee
Cushion		2				2			
Due Date 1		07/31/2026				05/01/2026			
Due Date 2						08/01/2026			
Due Date 3									
Due Date 4									
09/2025									
10/2025									
11/2025									
12/2025									
01/2026									
02/2026									
03/2026									
04/2026									
05/2026						6			
06/2026									
07/2026		12							

☐ Servicer to refund Mtg Ins Cushion upon termination

OK Clear All Impound Settings Cancel

**Please always refer to lender profiles for product specific waiving escrow availability.**



**M/I FINANCIAL, LLC**  
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# Waiving Escrows – Both Hazard Insurance and Taxes

Upon completion of the previous steps, you will be able to view a ProForma LE or CD using the print icon. Your LE or CD should reflect no escrows.

Projected Payments		
Payment Calculation	Years 1-30	
Principal & Interest		\$3,242.99
Mortgage Insurance	+	0
Estimated Escrow <i>Amount can increase over time</i>	+	0
<b>Estimated Total Monthly Payment</b>		<b>\$3,242.99</b>
<b>Estimated Taxes, Insurance &amp; Assessments</b>		
<i>Amount can increase over time See page 4 for details</i>	\$450.00 Monthly	<b>This estimate includes</b> <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: HOA Dues <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>
		<b>In escrow?</b> NO NO NO

Print

Form Groups   Standard Forms   Custom Forms

Look In: Public Forms Groups

Name

- FHA Underwriting Approval Forms
- Pro Forma LE & CD**
- Underwriting Approval Forms
- VA Underwriting Approval Forms

05	<b>Initial Escrow Payment at Closing</b>	
01	Homeowner's Insurance	per month for mo.
02	Mortgage Insurance	per month for mo.
03	Property Taxes	per month for mo.
04		
05		
06		
07		
08	Aggregate Adjustment	\$0.00
09	Other	\$337.50

# Waiving Escrows – Taxes

In order to waive escrows for taxes within Encompass, you will need to go to M/I Borrower Origination and mark your escrows to be waived and insurance impounds only.

Forms Tools Services

MM Borrower Summary - Origination

FHA Management

1003 URLA - Lender

1003 URLA Part 1

1003 URLA Part 2

1003 URLA Part 3

1003 URLA Part 4

Broker Reason

Escrows Waived **Waived**

Type **Insurance only (I)**

☐ Ready for CD

Sent to Closing Date //

☐ eClosing ☐ Mail Away ☐ POA/Trust

Closer

In 2015 Itemization, delete any months entered for tax reserves in section 1000.

1000. Reserves Deposited with Lender

Borrower 300.00 Seller Other Total 300.00

1001. Initial Deposit For Your Escrow Account

300.00

☒ Property Taxes

☒ Homeowner's Insurance

☒ Other HOA Dues

1002. Homeowner's Ins. 2 mths @ \$ 150.00

1003. Mortgage Ins. mths @ \$

1004. Property Taxes mths @ \$ 250.00

1005. City Property Tax mths @ \$

Proposed Monthly Payment for Property	
First Mortgage (P & I)	\$ 3,242.99
Subordinate Lien(s) (P & I)	\$
Homeowner's Insurance	\$ 150.00
Supplemental Property Insurance	\$
Property Taxes	\$ 250.00
Mortgage Insurance	\$
Association/Project Dues (Condo, PUD)	\$ 50.00
Other	\$ 0.00
<b>TOTAL</b>	<b>\$ 3,692.99</b>
Income	\$ 16,000.00

Always make sure you are still adding taxes and insurance to your proposed monthly payment.

FINANCIAL, LLC  
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# Waiving Escrows – Taxes

In the 2015 Itemization, Section 1000, Aggregate setup, please go in and clear the taxes cushion months and due dates.

**Please always refer to lender profiles for product specific waiving escrow availability.**

Initial Escrow Account Setup

Escrow First Payment Date: 09/01/2025

Prepaid

Date	Tax	Haz Ins	Mtg Ins	Fld Ins	City Taxes	User #1	User #2	User #3	Annual Fee
Cushion		2				2			
Due Date 1		07/31/2026				05/01/2026			
Due Date 2						08/01/2026			
Due Date 3									
Due Date 4									
09/2025									
10/2025									
11/2025									
12/2025									
01/2026									
02/2026									
03/2026									
04/2026									
05/2026						6			
06/2026									
07/2026		12							

☐ Servicer to refund Mtg Ins Cushion upon termination

OK Clear All Impound Settings Cancel

# Waiving Escrows – Taxes

Upon completion of the previous steps, you will be able to view a ProForma LE or CD using the print icon. Your LE or CD should reflect no escrows.

Print

Form Groups   Standard Forms   Custom Forms

Look In   Public Forms Groups

Name

- FHA Underwriting Approval Forms
- Pro Forma LE & CD**
- Underwriting Approval Forms
- VA Underwriting Approval Forms

Projected Payments		
Payment Calculation	Years 1-30	
Principal & Interest		\$3,242.99
Mortgage Insurance	+	0
Estimated Escrow <small>Amount can increase over time</small>	+	150.00
<b>Estimated Total Monthly Payment</b>		<b>\$3,392.99</b>
<b>Estimated Taxes, Insurance &amp; Assessments</b> <small>Amount can increase over time See page 4 for details</small>	<b>\$450.00 Monthly</b>	<div><b>This estimate includes</b><ul style="list-style-type: none"><li><input checked="" type="checkbox"/> Property Taxes</li><li><input checked="" type="checkbox"/> Homeowner's Insurance</li><li><input checked="" type="checkbox"/> Other: HOA Dues</li></ul><b>In escrow?</b><ul style="list-style-type: none"><li>NO</li><li>YES</li><li>NO</li></ul><small>See Escrow Account on page 4 for details. You must pay for other property costs separately.</small></div>

Loan Costs Subtotals (A + B + C)		\$6,698.00
<b>Other Costs</b>		
<b>E. Taxes and Other Government Fees</b>		<b>\$7,828.75</b>
01 Recording Fees	Deed: \$180.00 Mortgage: \$180.00	\$360.00
02 State Tax/Stamp	to Deed \$4375.00; Mortgage \$3093.75	\$7,468.75
<b>F. Prepays</b>		<b>\$2,643.75</b>
01 Homeowner's Insurance Premium (12 mo.)		\$1,800.00
02 Mortgage Insurance Premium ( mo.)		
03 Prepaid Interest ( \$93.75 per day from 1/23/26 to 2/1/26 )		\$843.75
04 Property Taxes ( mo.)		
<b>G. Initial Escrow Payment at Closing</b>		<b>\$300.00</b>
01 Homeowner's Insurance	\$150.00 per month for 2 mo.	\$300.00
02 Mortgage Insurance	per month for mo.	
03 Property Taxes	per month for mo.	
04		
05		
06		
07		
08 Aggregate Adjustment		\$0.00

# Waiving Escrows – Hazard Insurance

In order to waive escrow for hazard insurance within Encompass, you will need to go to M/I Borrower Origination and mark your escrows to be waived and tax impounds only.

Forms Tools Services

MM Borrower Summary - Origination

FHA Management

1003 URLA - Lender

1003 URLA Part 1

1003 URLA Part 2

1003 URLA Part 3

1003 URLA Part 4

Broker Reason

Escrows Waived **Waived**

Type **Taxes only (T)**

☐ Ready for CD

Sent to Closing Date //

☐ eClosing ☐ Mail Away ☐ POA/Trust

Closer

In 2015 Itemization, delete any months entered for reserves in section 1000.

1000. Reserves Deposited with Lender		Borrower	Seller	Other	Total
		750.00			750.00
		Borrower	Seller	Paid By / P / B / A / Paid To	
1001. Initial Deposit For Your Escrow Account		750.00			
<input checked="" type="checkbox"/> Property Taxes					
<input checked="" type="checkbox"/> Homeowner's Insurance					
<input checked="" type="checkbox"/> Other HOA Dues					
1002. Homeowner's Ins.	mths @ \$ 150.00	*			
1003. Mortgage Ins.	mths @ \$	*			
1004. Property Taxes	3 mths @ \$ 250.00	*			
1005. City Property Tax	mths @ \$	*			
1006. Flood Ins. Reserve	mths @ \$	*			

Proposed Monthly Payment for Property	
First Mortgage (P & I)	\$ 3,242.99
Subordinate Lien(s) (P & I)	\$
Homeowner's Insurance	\$ 150.00
Supplemental Property Insurance	\$
Property Taxes	\$ 250.00
Mortgage Insurance	\$
Association/Project Dues (Condo, PUD)	\$ 50.00
Other	\$ 0.00
<b>TOTAL</b>	<b>\$ 3,692.99</b>
Income	\$ 16,000.00

Always make sure you are still adding taxes and insurance to your proposed monthly payment.

IFINANCIAL, LLC  
A Subsidiary of Homes, Inc.



# Waiving Escrows – Hazard Insurance

In the 2015 Itemization, Section 1000, Aggregate set up, please go in and clear the Hazard Insurance cushion months and due dates.

Initial Escrow Account Setup

Escrow First Payment Date: 09/01/2025

Prepaid

Date	Tax	Haz Ins	Mtg Ins	Fld Ins	City Taxes	User #1	User #2	User #3	Annual Fee
Cushion		2				2			
Due Date 1		07/31/2026				05/01/2026			
Due Date 2						08/01/2026			
Due Date 3									
Due Date 4									
09/2025									
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01/2026									
02/2026									
03/2026									
04/2026									
05/2026						6			
06/2026									
07/2026		12							

☐ Servicer to refund Mtg Ins Cushion upon termination

OK Clear All Impound Settings Cancel

**Please always refer to lender profiles for product specific waiving escrow availability.**

# Waiving Escrows – Hazard Insurance

Upon completion of the previous steps, you will be able to view a ProForma LE or CD using the print icon. Your LE or CD should reflect no escrows.

Reminder:  
We can not waive  
escrows for flood  
insurance.



Print

Form Groups: Standard Forms Custom Forms

Look In: Public Forms Groups

Name

- FHA Underwriting Approval Forms
- Pro Forma LE & CD**
- Underwriting Approval Forms
- VA Underwriting Approval Forms

Projected Payments		
Payment Calculation	Years 1-30	
Principal & Interest		\$3,242.99
Mortgage Insurance	+	0
Estimated Escrow <i>Amount can increase over time</i>	+	250.00
<b>Estimated Total Monthly Payment</b>		<b>\$3,492.99</b>
<b>Estimated Taxes, Insurance &amp; Assessments</b> <i>Amount can increase over time See page 4 for details</i>	<b>\$450.00 Monthly</b> This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: HOA Dues <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>	<b>In escrow?</b> YES NO NO

Loan Costs Subtotals (A + B + C)		\$6,698.00
<b>Other Costs</b>		
<b>E. Taxes and Other Government Fees</b>		<b>\$7,828.75</b>
01 Recording Fees	Deed: \$180.00 Mortgage: \$180.00	\$360.00
02 State Tax/Stamp	to Deed \$4375.00; Mortgage \$3093.75	\$7,468.75
<b>F. Prepays</b>		<b>\$2,643.75</b>
01 Homeowner's Insurance Premium (12 mo.)		\$1,800.00
02 Mortgage Insurance Premium ( mo.)		
03 Prepaid Interest ( \$93.75 per day from 1/23/26 to 2/1/26 )		\$843.75
04 Property Taxes ( mo.)		
05		
<b>G. Initial Escrow Payment at Closing</b>		<b>\$750.00</b>
01 Homeowner's Insurance	per month for mo.	
02 Mortgage Insurance	per month for mo.	
03 Property Taxes	\$250.00 per month for 3 mo.	\$750.00
04		
05		
06		
07		
08 Aggregate Adjustment		\$0.00



M/I TITLE AGENCY



M/I TITLE, LLC



M/I FINANCIAL, LLC  
A Subsidiary of M/I Homes, Inc.



TransOhio Residential Title



M/I FINANCIAL, LLC  
A Subsidiary of M/I Homes, Inc.