

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.

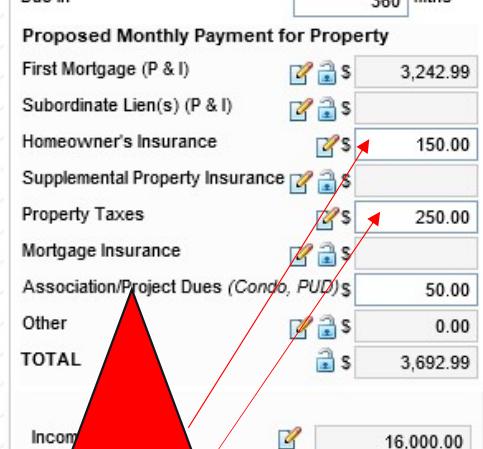
Broker Reason



Escrows Waived	<input type="button" value="Waived"/>	<input type="checkbox"/> Ready for CD
Type	<input type="button" value="No Impounds"/>	<input type="checkbox"/> Sent to Closing Date // <input type="button" value="Calendar"/>
		<input type="checkbox"/> eClosing <input type="checkbox"/> Mail Away <input type="checkbox"/> POA/Trust
		<input type="checkbox"/> Closer <input type="button" value=""/>

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

1000. Reserves Deposited with Lender		Borrower	Seller	Other	Total
		Borrower	Seller	Paid By / P / B / A / Paid To	
1001. Initial Deposit For Your Escrow Account					
<input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other HOA Dues					
1002. Homeowner's Ins.	<input type="text"/>	mths @ \$ <input type="text"/>	150.00		
1003. Mortgage Ins.	<input type="text"/>	mths @ \$ <input type="text"/>			
1004. Property Taxes	<input type="text"/>	mths @ \$ <input type="text"/>		250.00	
1005. City Property Tax	<input type="text"/>	mths @ \$ <input type="text"/>			
1006. Flood Ins. Reserve	<input type="text"/>	mths @ \$ <input type="text"/>			
1007. Unimproved Taxes	<input type="text"/>	To <input type="text"/>			
1008.	<input type="text"/>	<input checked="" type="checkbox"/> To <input type="text"/>	mths @ \$ <input type="text"/>		
1009.	<input type="text"/>	<input checked="" type="checkbox"/> To <input type="text"/>	mths @ \$ <input type="text"/>		



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

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									
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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11/2025									
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11/2035									
12/2035									

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 – 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 <small>Amount can increase over time</small>	+ 0
Estimated Total Monthly Payment	\$3,242.99
Estimated Taxes, Insurance & Assessments <small>Amount can increase over time See page 4 for details</small>	\$450.00 Monthly
This estimate includes <input checked="" type="checkbox"/> Property Taxes In escrow? NO <input checked="" type="checkbox"/> Homeowner's Insurance NO <input checked="" type="checkbox"/> Other: HOA Dues NO <small>See Escrow Account on page 4 for details. You must pay for other property costs separately.</small>	

Print

Form Groups Standard Forms Custom Forms

Look In: Public Forms Groups

Name: Pro Forma LE & CD

05 5. Initial Escrow Payment at Closing

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.

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	Seller	Other	Total
	300.00			300.00
	Borrower	Seller	Paid By / P / B / A / Paid To	
1001. Initial Deposit For Your Escrow Account	300.00			
<input checked="" type="checkbox"/> Property Taxes				
<input checked="" type="checkbox"/> Homeowner's Insurance				
<input checked="" type="checkbox"/> Other HOA Dues				
1002. Homeowner's Ins.	2 mths @ \$ 150.00			
1003. Mortgage Ins.				
1004. Property Taxes				
1005. City Property Tax				

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
TOTAL	\$ 3,692.99
Income	\$ 16,000.00

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

I FINANCIAL, LLC
A Subsidiary of First Home, Inc.

Waiving Escrows – Taxes

In the 2015 Itemization, Section 1000, Aggregate setup, please go in and clear the taxes 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.**



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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.

Projected Payments	
Payment Calculation	
Principal & Interest	\$3,242.99
Mortgage Insurance	+ 0
Estimated Escrow Amount can increase over time	+ 150.00
Estimated Total Monthly Payment	\$3,392.99
Estimated Taxes, Insurance & Assessments Amount can increase over time See page 4 for details	\$450.00 Monthly

This estimate includes

Property Taxes **In escrow?** **NO**
 Homeowner's Insurance **YES**
 Other: HOA Dues **NO**

See Escrow Account on page 4 for details. You must pay for other property costs separately.

Print

Form Groups Standard Forms Custom Forms

Look In: Public Forms Groups

Name: **Pro Forma LE & CD**

Loan Costs Subtotals (A + B + C) \$6,698.00

Other Costs

E. Taxes and Other Government Fees	\$7,828.75	
01 Recording Fees	Deed: \$180.00	Mortgage: \$180.00
02 State Tax/Stamps	to Deed \$4375.00	Mortgage \$3093.75
		\$360.00
		\$7,468.75
F. Prepads	\$2,643.75	
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		
G. Initial Escrow Payment at Closing	\$300.00	
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.	
05		
06		
07		
08 Aggregate Adjustment	\$0.00	

Waiving Escrows – Hazard Insurance

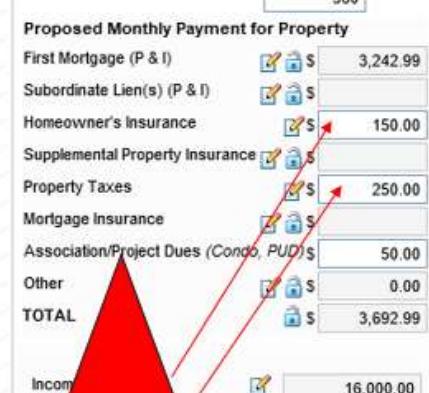
In order to waive escrow for hazard insurance within Encompass, you will need to go to M/I Borrower Origination and mark your escrows to be waived and tax impounds only.

Broker Reason

Escrows Waived	<input type="text" value="Waived"/>	<input type="checkbox" value="Ready for CD"/> Ready for CD
Type	<input type="text" value="Taxes only (T)"/>	<input type="checkbox" value="eClosing"/> eClosing <input type="checkbox" value="Mail Away"/> Mail Away <input type="checkbox" value="POA/Trust"/> POA/Trust
		<input type="text" value="Closer"/>

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

1000. Reserves Deposited with Lender		Borrower: 750.00	Seller	Other	Total 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.	<input type="text"/>	mths @ \$	150.00	*	<input type="text"/>
1003. Mortgage Ins.	<input type="text"/>	mths @ \$	<input checked="" type="text"/> 	*	<input type="text"/>
1004. Property Taxes	<input type="text"/> 3	mths @ \$	<input checked="" type="text"/> 	250.00	<input type="text"/> * 750.00
1005. City Property Tax	<input type="text"/>	mths @ \$		*	<input type="text"/>
1006. Flood Ins. Reserve	<input type="text"/>	mths @ \$		*	<input type="text"/>



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

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										
10/2025										
11/2025										
12/2025										
01/2026										
02/2026										
03/2026										
04/2026										
05/2026							6			
06/2026										
07/2026										
<	12	>								
<input type="checkbox"/> Servicer to refund Mtg Ins Cushion upon termination										
					<input type="button" value="OK"/>		<input type="button" value="Clear All Impound Settings"/>		<input type="button" value="Cancel"/>	

**Please always refer to
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escrow availability.**



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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.



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

See Escrow Account on page 4 for details. You must pay for other property costs separately.

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

Loan Costs Subtotals (A + B + C) \$6,698.00

Other Costs

E. Taxes and Other Government Fees \$7,828.75

01 Recording Fees Deed: \$180.00 Mortgage: \$180.00 \$360.00

02 State Tax/Stamps to Deed \$4375.00/Mortgage \$3093.75 \$7,468.75

F. Prepads \$2,643.75

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

G. Initial Escrow Payment at Closing \$750.00

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

C



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.