

SERVICE AND PROCESSING OF CLAIMS

Plaintiff or Claimant: Juan Flores

Date: 6.2.18

In-person

Process Server

Claimant

Other _____

By mail

By email

By fax

Received by: A. Neff

- Hand deliver to: Ann Marie or Janel
 - Forwarded to Attorney's Office by Ann Marie or Janel
 - Response from Attorney's Office
 - Common Council Agenda: Yes No
-

CLAIM FORM AND INFORMATION

JUN 07 2018

CITY OF WEST ALLIS
CITY CLERK

Important Information: For the City of West Allis to consider your claim, you must follow the Wisconsin statutory procedure for filing a claim. Completing this form does not guarantee compliance with statutory procedure. City employees, including the City Attorney's Office, cannot give you legal advice or instructions on the statutory procedure. Any questions regarding claims should be directed to the City Attorney's Office at 414-302-8450.

NOTICE OF CLAIM

Name:	<u>Juan Flores</u>	Incident/Accident Information
Address:	<u>903 S. 56th</u>	Date: <u>6/7/18</u>
	<u>West Allis WI 53214</u>	Time: <u>4:30pm</u>
Phone:	<u>(414) 326-7575</u>	Place: _____

CIRCUMSTANCES OF CLAIM

In the space below briefly describe the circumstances of your claim. (Attach additional sheets, if necessary). Some helpful information may be the police report, pictures of the incident or damage, a diagram of the location, a list of injuries, a list of property damage, names and contact information for witnesses to the incident, and any other information relevant to the circumstances.

Tax key number 438-0110-000
I would like a refund for 2017
property tax. 2017 Assessment at \$160,000.
~~_____~~

Signed: Juan Flores Date: 6/7/18

CLAIM

NOTE: You are not required to make a claim at this time. As long as you have filed the above Notice of Claim you may file a claim with the City of West Allis at any time consistent with the applicable statute of limitations. However, no action will be taken by the City of West Allis to formally accept or deny your claim until the following information is provided:

The undersigned hereby makes a claim against the City of West Allis of arising out of the circumstances described above. The amount sought is: \$ 616⁰⁰ (Please attach an itemized statement of damages sought including at least 2 estimates for repairs.)

Signed: Juan Flores Date: 6/7/18
 Address: 903 S. 56th West Allis WI 53214

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2017
 CITY OF WEST ALLIS
 MILWAUKEE COUNTY

JUAN M FLORES
 903 S 056 ST
 WEST ALLIS WI 53214

BILL NUMBER: 214022

IMPORTANT: - Correspondence should refer to parcel number.
 - See reverse side for important information.
 - Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

FLORES, JUAN M

ACRES: 0.110

SEC 35, T 07 N, R 21 E
 PLAT: N/A-NOT AVAILABLE
 CENT IMPR CO SUBD NO 6 N 10 FT OF LOT 39 & ALL OF LOT 40 BLK 9

Property Address: 903 S 56 ST

Parcel #: 438-0110-000
 Alt. Parcel #:

Assessed Value Land 17,100	Ass'd. Value Improvements 164,700	Total Assessed Value 181,800	Ave. Assmt. Ratio 1.0083	Net Assessed Value Rate (Does NOT reflect credits) 0.028277623	
Est. Fair Mkt. Land 17,000	Est. Fair Mkt. Improvements 163,300	Total Est. Fair Mkt. 180,300	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$ 335.84	
Taxing Jurisdiction	2016 Est. State Aids Allocated Tax Dist.	2017 Est. State Aids Allocated Tax Dist.	2016 Net Tax	2017 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
MILWAUKEE COUNTY	3,505,313	3,483,008		911.38	100.0%
CITY OF WEST ALLIS	10,963,957	11,223,524		2,045.34	100.0%
MATC	3,808,851	3,756,892		226.80	100.0%
MMSD				311.25	100.0%
WA/WM SCHOOL DIST	50,545,369	46,838,448		1,646.11	100.0%
Total	68,823,490	65,301,872		5,140.88	100.0%
	First Dollar Credit Lottery & Gaming Credit Net Property Tax			74.72	100.0%
				5,066.16	100.0%

Make Check Payable to:
 TREASURER
 CITY OF WEST ALLIS
 7525 W GREENFIELD AVE
 WEST ALLIS WI 53214
 414.302.8221

Full Payment Due On or Before January 31, 2018
 \$5,066.16

Or pay the following installments to:
 1591.74 DUE BY 01/31/2018
 1671.83 DUE BY 03/31/2018
 1671.83 DUE BY 05/31/2018

Net Property Tax 5,066.16

FOR TREASURERS USE ONLY
 PAYMENT _____
 BALANCE _____
 DATE _____

TOTAL DUE FOR FULL PAYMENT
 Pay By January 31, 2018
\$ 5,066.16
 Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.

PLEASE RETURN LOWER PORTION WITH REMITTANCE

TREASURER
 CITY OF WEST ALLIS
 7525 W GREENFIELD AVE
 WEST ALLIS WI 53214

REAL ESTATE PROPERTY TAX BILL FOR 2017

Bill #: 214022
 Parcel #: 438-0110-000
 Alt. Parcel #:

Total Due For Full Payment \$5,066.16
 Pay to Local Treasurer By Jan 31, 2018

Check For Billing Address Change.

JUAN M FLORES
 903 S 056 ST
 WEST ALLIS WI 53214

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT Pay to Local Treasurer \$1,591.74 BY January 31, 2018	2ND INSTALLMENT Pay to Local Treasurer \$1,671.83 BY March 31, 2018
3RD INSTALLMENT Pay to Local Treasurer \$1,671.83 BY May 31, 2018	

FOR TREASURERS USE ONLY
 PAYMENT _____
 BALANCE _____
 DATE _____

PA-686/3 (R. 8-15)



PO Box 6172
Rapid City, SD 57709-6172

Annual Escrow Account Disclosure Statement

Statement Date: 04/26/2018
Your Loan Account Number: 0007427883

8-776-13393-0001066-001-1-100-010-000-000



JUAN M FLORES
903 S 56TH ST
WEST ALLIS WI 53214-3328

Questions?

View your detailed, up-to-date escrow transactions online at myaccount.ditech.com

Call Customer Service at **1-800-643-0202**
Mon. – Fri. 7 am to 8 pm CST
Sat. 7 am to 1 pm CST

SECTION 1 WHY AM I RECEIVING THIS STATEMENT?

We review your escrow account every year to ensure it is properly funded, based on your upcoming taxes and/or insurance premiums. This statement provides details of any changes in your escrow account and resulting changes to your mortgage payment.

Our review shows your escrow account has a **shortage of \$3,544.23**. *shortage from last years TAXES* Once we pay your upcoming insurance and/or tax payments, your escrow account will fall below the required minimum balance. See Section 4 for details. Your monthly mortgage payment is also changing **July 01, 2018**. Your new payment amount depends on which option below you choose:

OPTION 1: Pay Shortage Now

- Pay in full by check or money order by **Jun. 24, 2018**.
- Your new monthly mortgage payment will be \$1,249.30.

OPTION 2: Spread Shortage Over 12 months (No action required)

- Add \$295.35 per month for 12 months to mortgage payment.
- Your new monthly mortgage payment will be \$1,544.65.

SECTION 2 WHY ARE MY PAYMENTS CHANGING?

Changes to monthly escrow amounts are common. They're often caused by a change in your taxes and/or insurance premiums. This table shows how your escrow and mortgage payments are changing.

	Current Payment	Changes	OPTION 1 New Payment	OPTION 2 New Payment
Due Date	05/01/2018		07/01/2018	07/01/2018
Principal and Interest	\$657.38		\$657.38	\$657.38
Escrow Payment	\$400.49	↑ \$191.43	\$591.92	\$591.92
Escrow Shortage				\$295.35
TOTAL	\$1,057.87	↑ \$191.43	\$1,249.30	\$1,544.65

base on 5,066 - up property Tax

We use anticipated payments from your escrow account to determine your monthly escrow payment:

Combined Property Insurance	\$864.00
Combined Taxes	\$5,066.16
Mortgage Insurance	\$1,172.88
TOTAL OUTGOING PAYMENTS	\$7,103.04

÷ 12 months = **\$591.92 Monthly Escrow**

SECTION 3 WHAT DO I NEED TO DO?

TO PAY YOUR SHORTAGE NOW

- Send a check or money order in the amount of \$3,544.23, payable to Ditech Financial LLC by **Jun. 24, 2018**.
- Please write your Loan Account Number and "Escrow Shortage" on the check.
- Send the coupon at the bottom of this statement along with your check in the enclosed envelope.
- Unfortunately, you cannot make your escrow shortage payment online or over the phone.

TO SPREAD YOUR SHORTAGE OUT

No action is needed to spread your shortage payments out. If we don't receive a shortage check or money order from you, we'll automatically add shortage payments of \$295.35 to your monthly payment.

REMINDER

If you use automatic bill pay, please contact your bank to adjust your mortgage payment amount, due July 01, 2018.



Please detach this escrow shortage coupon, write your loan number and "Escrow Shortage" on a check or money order made payable to **Ditech Financial LLC**, and mail both in the enclosed envelope with the mailing address visible in the window.



SECTION 4 HOW IS MY ESCROW SHORTAGE CALCULATED?

Every year, we analyze what you'll need to pay in taxes and/or insurance premiums. We then calculate the amount you'll likely need in escrow to pay these bills. To determine if you have enough funds in your escrow account, we use this formula:

Lowest Projected Balance	-\$2,555.87	(in gray below)
- Minimum Escrow Balance	\$988.36	(in gray below)
Shortage Amount	-\$3,544.23	

Your escrow account has a minimum balance, as allowed by federal laws, state laws, or your mortgage contract. Your minimum balance includes up to two months of escrow payments to cover increases to your property taxes and/or homeowners insurance. Your minimum escrow balance is \$988.36.

This table shows expected payments in and out of your account over the next 12 months:

Date	What We Expect You to Pay to Escrow	What We Expect to Pay Out	Payment Description	Expected Balance	Balance Needed in Your Account
Beginning Balance				\$409.21	\$3,953.44
07/18	\$591.92	\$97.74	RBP	\$903.39	\$4,447.62
07/18		\$864.00	HAZARD INS	\$39.39	\$3,583.62
08/18	\$591.92	\$97.74	RBP	\$533.57	\$4,077.80
09/18	\$591.92	\$97.74	RBP	\$1,027.75	\$4,571.98
10/18	\$591.92	\$97.74	RBP	\$1,521.93	\$5,066.16
11/18	\$591.92	\$97.74	RBP	\$2,016.11	\$5,560.34
12/18	\$591.92	\$97.74	RBP	\$2,510.29	\$6,054.52
12/18		\$5,066.16	CITY/TOWN PA	-\$2,555.87	\$988.36
01/19	\$591.92	\$97.74	RBP	-\$2,061.69	\$1,482.54
02/19	\$591.92	\$97.74	RBP	-\$1,567.51	\$1,976.72
03/19	\$591.92	\$97.74	RBP	-\$1,073.33	\$2,470.90
04/19	\$591.92	\$97.74	RBP	-\$579.15	\$2,965.08
05/19	\$591.92	\$97.74	RBP	-\$84.97	\$3,459.26
06/19	\$591.92	\$97.74	RBP	\$409.21	\$3,953.44
Ending Balance				\$409.21	\$3,953.44
TOTAL	\$7,103.04	\$7,103.04			



SECTION 5 WHAT HAPPENED SINCE MY LAST ESCROW REVIEW?

In this table, you can see payments you made into your escrow account and outgoing payments we made from your escrow account. If we projected to pay out a significantly different amount, you'll see the difference noted in gray. These differences may impact whether you have enough funds in your escrow account.

Date	What You Actually Paid to Escrow	What We Expected You to Pay to Escrow	What We Actually Paid Out	What We Expected to Pay Out	Payment Description	Actual Balance	Expected Balance from Last Review
Beginning Balance						\$1,976.65	\$1,976.65
07/17	\$400.49	\$400.49	\$99.78	\$99.78	RBP	\$2,277.36	\$2,277.36
07/17			\$263.00		HAZARD INS	\$2,014.36	\$2,277.36
08/17	\$400.49	\$400.49	\$97.74	\$99.78	RBP	\$2,414.85	\$2,578.07
08/17			\$97.74		RBP	\$2,317.11	\$2,578.07
09/17	\$400.49	\$400.49	\$97.74	\$99.78	RBP	\$2,717.60	\$2,878.78
09/17			\$97.74		RBP	\$2,619.86	\$2,878.78
10/17	\$400.49	\$400.49	\$97.74	\$99.78	RBP	\$3,020.35	\$3,179.49
10/17			\$97.74		RBP	\$2,922.61	\$3,179.49
11/17	\$400.49	\$400.49	\$97.74	\$99.78	RBP	\$3,323.10	\$3,480.20
11/17			\$97.74		RBP	\$3,225.36	\$3,480.20
12/17	\$400.49	\$400.49	\$97.74	\$99.78	RBP	\$3,625.85	\$3,780.91
12/17			\$5,066.16	\$3,179.49	CITY/TOWN PA	-\$1,440.31	\$601.42
12/17			\$97.74		RBP	-\$1,538.05	\$601.42
01/18	\$400.49	\$400.49	\$97.74	\$99.78	RBP	-\$1,137.56	\$902.13
01/18			\$97.74		RBP	-\$1,235.30	\$902.13
02/18	\$531.25	\$400.49	\$97.74	\$99.78	RBP	-\$704.05	\$1,202.84
02/18			\$97.74		RBP	-\$801.79	\$1,202.84
03/18	\$400.49	\$400.49	\$97.74	\$99.78	RBP	-\$401.30	\$1,503.55
03/18			\$97.74		RBP	-\$499.04	\$1,503.55
04/18	\$400.49	\$400.49	\$97.74	\$99.78	RBP	-\$98.55	\$1,804.26
04/18			\$97.74		RBP	-\$196.29	\$1,804.26
05/18	\$400.49 E	\$400.49	\$97.74 E	\$99.78	RBP	\$106.46	\$2,104.97
06/18	\$400.49 E	\$400.49	\$97.74 E	\$99.78	RBP	\$409.21	\$2,405.68
06/18				\$429.00 E	HAZARD INS	\$409.21	\$1,976.68
Ending Balance						\$409.21	\$1,976.68
TOTAL	\$4,936.64	\$4,805.88	\$6,504.08	\$4,805.85			

E = estimated future payment

\$1440.31

\$2,555.87
+ \$ 988.34

3,544.23

property Tax 2017

3,179.49

2018 Tax

- 5066.16

- \$1886.67