

**70D-2-304 Statement to be provided.**

- (1) Unless a servicer regularly provides the information described in this Subsection (1) in a monthly statement to a mortgagor, the servicer shall deliver to a mortgagor, within 15 days after receipt of a written request, a statement of the mortgagor's account including the following information:
  - (a) the date and amount of the payments credited to the account within the previous 12-month period;
  - (b) the balance in any escrow account held by the servicer; and
  - (c) the total unpaid balance of the mortgage loan.
- (2) A servicer shall provide the first two statements requested for an account in a 12-month period without charge. If more than two statements are requested for the same account in a 12-month period, the servicer may charge a reasonable fee for an additional statement.

Renumbered and Amended by Chapter 72, 2009 General Session