

[Date]

[Borrower Name]
[Borrower Address]
[City, State, Zip Code]

Subject: Response to Escrow Waiver Inquiry - Loan Number: [Loan Number]

Dear [Borrower Name],

We have received your inquiry regarding the possibility of waiving the escrow account requirements for your mortgage loan. We appreciate the opportunity to review your request.

To qualify for an escrow waiver, your loan must meet specific eligibility criteria, which include but are not limited to:

- A minimum Loan-to-Value (LTV) ratio of [Percentage]%.
- A history of on-time mortgage payments for the past [Number] months.
- No prior history of tax or insurance delinquencies.
- The loan must not be subject to mandatory flood insurance escrow requirements.

Next Steps:

If you wish to proceed with a formal application for a waiver, please provide the following documentation:

1. A written and signed request for the escrow waiver.
2. Proof of current paid status for property taxes and homeowners insurance.
3. Payment of the non-refundable review fee of \$[Amount], if applicable.

Please note that if the waiver is approved, you will become solely responsible for making timely payments for property taxes and insurance premiums. Failure to pay these items may result in the lender placing "force-placed" insurance on the property or paying the taxes and adding the cost back to your loan balance.

Please submit your documents to [Submission Method - Email/Address]. We will notify you of our decision within [Number] business days of receiving your complete application.

If you have any questions, please contact our Customer Service Department at [Phone Number].

Sincerely,

[Name/Department]
[Company Name]