

[Date]

[Borrower Name]
[Co-Borrower Name]
[Property Address]
[City, State, Zip Code]

RE: Initial Escrow Account Disclosure Statement

Loan Number: [Loan Number]

Dear [Borrower Name],

This is an Initial Escrow Account Disclosure Statement. It provides an estimate of the payments to be made into and out of your escrow account during the coming year based on your current loan terms.

Escrow Account Summary:

- Monthly Escrow Payment: \$[Amount]
- Initial Deposit to Escrow at Closing: \$[Amount]
- Total Annual Disbursements: \$[Total Amount]

Anticipated Disbursements:

Month	Disbursement Description	Estimated Amount
[Month]	[e.g., Property Taxes]	[\$[Amount]]
[Month]	[e.g., Hazard Insurance]	[\$[Amount]]
[Month]	[e.g., Mortgage Insurance]	[\$[Amount]]

Projected Account Balances:

Month	Payments to Escrow	Payments from Escrow	Projected Balance
[Month]	[\$[Amount]]	[\$[Amount]]	[\$[Amount]]

Please note that these amounts are estimates. We may adjust your monthly escrow payment in the future if tax or insurance rates change. You will receive an Annual Escrow Account Disclosure Statement every year to reflect any changes.

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

Sincerely,

[Lender/Service Name]
[Department Name]