

[Date]

[Borrower Name]

[Borrower Address]

[City, State, Zip Code]

**RE: Confirmation of Mortgage Satisfaction and Escrow Overage Refund**

Loan Number: [Insert Loan Number]

Property Address: [Insert Property Address]

Dear [Borrower Name],

We are pleased to inform you that the mortgage loan referenced above has been paid in full. This letter serves as formal confirmation of mortgage satisfaction.

Regarding your account status:

- **Loan Status:** Paid in Full
- **Satisfaction Date:** [Insert Date]
- **Lien Release:** The formal Release of Mortgage/Satisfaction of Mortgage document has been sent to the [Insert County Name] County Recorder's office for processing.

In addition, a final audit of your escrow account has been completed. Our records indicate an overage balance remaining in your account. Please find the details below:

**Escrow Refund Amount: \$[Insert Amount]**

Enclosed with this letter is a check for the total refund amount listed above. This check represents the remaining funds from your tax and insurance reserves.

Please note that you are now responsible for the direct payment of future property taxes and homeowners insurance premiums. We recommend notifying your insurance carrier and the local taxing authority of this change in billing status.

If you have any questions regarding your final statement or the enclosed refund, please contact our Customer Service Department at [Insert Phone Number].

Congratulations on paying off your mortgage.

Sincerely,

[Name of Representative]

[Department Name]

[Lending Institution Name]

Enclosure: Refund Check