

[Current Date]

[Borrower Name]

[Property Address]

[City, State, Zip Code]

RE: Notice of Mortgage Satisfaction and Escrow Overage Refund

Loan Number: [Insert Loan Number]

Property Address: [Insert Property Address]

Dear [Borrower Name],

Congratulations. We are pleased to inform you that your mortgage loan with [Lender Name] has been paid in full as of [Date of Final Payment].

Mortgage Satisfaction:

The mortgage or deed of trust securing the above-referenced loan has been satisfied. We have initiated the process to release the lien on your property. You should receive the recorded Satisfaction of Mortgage or Release of Deed of Trust from the [County Name] County Recorder's Office within [Number] days, depending on local processing times.

Escrow Overage Refund:

Following the final reconciliation of your escrow account, we have determined that there is a remaining surplus. Please find enclosed a check in the amount of **\$[Amount]**, representing the refund of your remaining escrow balance.

Important Reminders:

Since your mortgage is now paid in full, you are now responsible for the direct payment of your property taxes and homeowner's insurance premiums. We recommend notifying your insurance carrier and the local taxing authority of this change in billing responsibility.

If you have any questions regarding your final statement or the lien release process, please contact our Customer Service Department at [Phone Number] or visit our website at [Website].

Thank you for the opportunity to have serviced your mortgage.

Sincerely,

[Name/Department]

[Lender Name]

Enclosure: Refund Check #[Check Number]