

[Date]

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

**Re: Loan Number: [Loan Number]**

Dear [Borrower Name],

Congratulations on your recent mortgage loan. Enclosed with this letter, you will find your Initial Escrow Account Disclosure Statement.

This statement provides an estimate of the property taxes, insurance premiums, and other charges that we anticipate paying from your escrow account during the first year of your loan. It also outlines your required monthly escrow payment, which is included in your total monthly mortgage payment.

Please review the statement carefully to understand how your escrow funds will be managed. This document includes:

- The projected payments into the account.
- The projected disbursements from the account for taxes and insurance.
- The required minimum balance to be maintained in the account.

If you have any questions regarding this statement or your escrow account, please contact our Customer Service Department at [Phone Number] or via email at [Email Address].

Thank you for choosing [Lender/Company Name].

Sincerely,

[Name/Department]  
[Lender/Company Name]

Enclosure: Initial Escrow Account Disclosure Statement