

[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 letter provides the initial projection of your escrow account for the upcoming year. An escrow account has been established in connection with your mortgage to pay for your property taxes and insurance premiums as they become due.

**Escrow Payment Breakdown:**

- Monthly Principal and Interest: \$[Amount]
- Monthly Property Taxes: \$[Amount]
- Monthly Hazard Insurance: \$[Amount]
- Monthly Mortgage Insurance (if applicable): \$[Amount]
- **Total Monthly Mortgage Payment: \$[Total Amount]**

**Anticipated Disbursements for the Next 12 Months:**

<b>Month</b>	<b>Description</b>	<b>Estimated Amount</b>
[Month/Year]	Property Taxes	[\$[Amount]]
[Month/Year]	Hazard Insurance	[\$[Amount]]
[Month/Year]	[Other - e.g. Flood Insurance]	[\$[Amount]]

**Escrow Account Balances:**

Your initial escrow deposit at closing is \$[Amount]. Based on our projections, your required minimum cushion is \$[Amount]. Should your taxes or insurance premiums change, your monthly payment will be adjusted during the annual escrow analysis.

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

Sincerely,

[Lender/Service Name]  
[Department Name]  
[Contact Information]