

[Date]

[Borrower Name]

[Borrower Address]

[City, State, Zip Code]

RE: Notice of Escrow Account Funding and Initial Disclosure Statement

Loan Number: [Insert Loan Number]

Property Address: [Insert Property Address]

Dear [Borrower Name],

This letter serves as formal notice regarding the establishment and initial funding of the escrow account associated with your mortgage loan. This account has been created to pay for specific property-related expenses, such as property taxes and insurance premiums, on your behalf.

Initial Escrow Funding

At the time of your loan closing, an initial deposit of **[\$Amount]** was collected to fund your escrow account. These funds ensure there is a sufficient balance to cover upcoming disbursements.

Escrow Account Analysis

Based on our initial projections, your monthly mortgage payment will include an escrow portion as detailed below:

- **Principal and Interest:** \$[Amount]
- **Estimated Property Taxes:** \$[Amount]
- **Estimated Hazard Insurance:** \$[Amount]
- **[Other, e.g., Mortgage Insurance]:** \$[Amount]
- **Total Monthly Payment:** \$[Amount]

Anticipated Disbursements

We anticipate making the following payments from your escrow account during the coming year:

Description	Estimated Date	Estimated Amount
Property Taxes	[Date]	[\$Amount]
Hazard Insurance	[Date]	[\$Amount]

Please note that your monthly escrow payment may be adjusted annually based on changes in tax assessments or insurance premiums. You will receive an Annual Escrow Evaluation Statement reflecting any such changes.

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

Sincerely,

[Lender/Servicer Name]
[Department Name]