

[Date]

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

Subject: Refund of Escrow Account Overage

Dear [Borrower Name],

We recently completed an annual analysis of your mortgage escrow account for the property located at [Property Address]. Based on this review, we have determined that there is a surplus of funds in your account.

Please find enclosed a check in the amount of **[\$Amount]**, representing the total overage amount.

This surplus occurred because the actual costs for your property taxes and/or insurance premiums were lower than the estimated amounts previously collected. Your new monthly mortgage payment has been adjusted accordingly, as detailed in the Escrow Analysis Statement previously sent to you.

If you have any questions regarding this refund or your escrow account, please contact our Customer Service Department at [Phone Number] or visit our website at [Website URL].

Sincerely,

[Company Name]
[Department Name]

Enclosure: Refund Check #[Check Number]