

[Date]

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

RE: Approval of Escrow Waiver Request - Loan Number: [Loan Number]

Dear [Borrower Name],

We are pleased to inform you that your request to waive the escrow account requirement for your mortgage loan has been approved, effective [Effective Date].

Starting on the date mentioned above, your monthly mortgage payment will no longer include charges for property taxes or homeowner's insurance. Your new monthly principal and interest payment will be \$[Amount].

Your Responsibilities:

- **Tax Payments:** You are now responsible for paying all property taxes directly to the local taxing authority.
- **Insurance Premiums:** You must pay all homeowner's insurance premiums directly to your insurance provider.
- **Proof of Payment:** You must provide the lender with proof of payment for taxes and insurance upon request to ensure the property remains protected.

Please note that the lender reserves the right to reinstate the escrow requirement if taxes or insurance premiums become delinquent, or if the loan falls into default.

If you have any questions regarding this change, please contact our customer service department at [Phone Number] or [Email Address].

Sincerely,

[Authorized Signature]
[Name of Financial Institution]
[Department Name]