

[Date]

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

RE: Confirmation of Escrow Waiver Approval

Loan Number: [Loan Number]

Dear [Borrower Name],

We are writing to officially confirm that your request for an escrow waiver on the above-referenced loan has been approved, effective [Effective Date].

Based on this approval, you are no longer required to make monthly escrow payments for [Taxes/Insurance/Both] to [Lender Name]. Your new monthly mortgage payment will be [New Payment Amount], beginning on [New Payment Start Date].

Important Responsibilities:

- You are now responsible for paying your property taxes directly to the taxing authority.
- You are responsible for paying your homeowners insurance premiums directly to your insurance carrier.
- You must maintain continuous insurance coverage. Failure to do so may result in the lender placing "Force-Placed Insurance" at your expense.
- You must provide proof of payment or policy renewals to [Lender Name] upon request.

Please note that [Lender Name] reserves the right to revoke this waiver and re-establish an escrow account if payments for taxes or insurance 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,

[Name of Representative]
[Title]
[Lender/Company Name]