

[Date]

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

Re: Notice of Escrow Surplus - Loan Number: [Loan Number]

Dear [Borrower Name],

We are writing to inform you that we have completed the annual disbursement of property taxes from your escrow account. Following this payment, a recent analysis of your account indicates that there is an escrow surplus (overage) in the amount of **[\$[Surplus Amount]]**.

This surplus occurred because the actual property tax assessment was lower than the amount previously projected for your escrow impounds.

Action Taken:

Enclosed with this letter, please find a check for the surplus amount of **[\$[Surplus Amount]]**.

Future Monthly Payments:

Your new monthly mortgage payment has been adjusted to reflect current tax rates. Your new payment amount will be **[\$[New Payment Amount]]**, effective **[Date]**. Please update your records or automated bill pay services accordingly.

If you have any questions regarding this surplus or your updated escrow analysis statement, please contact our Customer Service Department at **[Phone Number]** or visit our website at **[Website URL]**.

Sincerely,

[Servicer Name]
[Escrow Department]

Enclosure: Refund Check