

## **FINAL NOTICE OF FORCE-PLACED INSURANCE AND ESCROW MODIFICATION**

Date: [Insert Date]

Loan Number: [Insert Loan Number]

Property Address: [Insert Property Address]

Dear [Borrower Name],

This is a formal notification that our records indicate the required hazard insurance coverage for the property listed above has expired or was canceled on [Date]. Despite our previous notices, we have not received evidence of a renewal or a new policy.

### **Action Taken:**

As permitted by your mortgage agreement, we have purchased a lender-placed insurance policy to protect our interest in the property. This insurance is significantly more expensive than a policy you could obtain yourself and provides limited coverage (protecting the structure only, not personal belongings or liability).

### **Escrow Account Modification:**

Because we have purchased this insurance on your behalf, your monthly escrow payment has been adjusted to cover the premium costs. Your new monthly mortgage payment details are as follows:

- Previous Monthly Payment: \$[Amount]
- **New Monthly Payment: \$[Amount]**
- Effective Date: [Date]

### **How to Cancel This Policy:**

We will cancel this lender-placed insurance and refund any unearned premiums if you provide us with proof of your own insurance coverage. Your policy must meet the following requirements:

- List [Lender Name] as the Loss Payee/Mortgagee.
- Provide coverage in the amount of at least \$[Amount].
- Have an effective date on or before [Expiration Date of Previous Policy].

Please send proof of insurance immediately to:

[Insurance Department Address/Fax/Email/Website Portal]

If you have questions, please contact our Customer Service Department at [Phone Number] between the hours of [Hours of Operation].

Sincerely,

[Lender Name]

[Department Name]