

[Date]

[Customer Name]

[Customer Address]

[City, State, Zip Code]

Re: Request for Voluntary Escrow Account - Loan Number: [Loan Number]

Dear [Customer Name],

Thank you for contacting [Financial Institution Name] regarding your request to establish a voluntary escrow account for the payment of your property taxes and/or insurance premiums.

After reviewing your request and your current loan profile, we regret to inform you that we are unable to approve the setup of a voluntary escrow account at this time for the following reason(s):

- [Reason 1: e.g., Current loan-to-value ratio requirements]
- [Reason 2: e.g., Internal policy regarding specific loan types]
- [Reason 3: e.g., Minimum balance or payment history requirements]

Please note that this decision does not affect your current loan terms. You remain responsible for the timely payment of your property taxes and insurance premiums directly to the respective taxing authorities and insurance providers.

If you have any questions or would like to provide additional information for us to reconsider your request, please contact our Customer Service Department at [Phone Number] or via email at [Email Address].

Sincerely,

[Name/Department]

[Financial Institution Name]