**${companyName}**

**${companyAddress1}**

**${companyAddress2}**

**${companyAddressCSZ}**

**PHONE: ${companyPhone}**

**FAX: ${companyFax}**

${Borrower1Fullname}

${Borrower1HomeAddress}

${Borrower1CSZ}

RE: ${PropertyAddress}, ${PropertyCity}, ${StateName} ${PropertyZip}

        ${FileNumber}

Dear: ${Borrower1Fullname}:

   Enclosed, please find $${DocP(CheckAmount, How much is the tax refund check?)}. This amount represents fund that were collected from your recent real estate transaction in order to pay your property taxes. It appears that the tax payment was paid by your former mortgage company.

   Please feel free to contact us if there are any questions about this refund or if we can be of assistance to you in the future.

                                                                                    Sincerely,

                                                                                     ${companyName}

                                                                                     ${UserName}