

Subject: Great News: We are Clear to Close! - [Property Address]

Dear [Client Name],

I am thrilled to inform you that we have officially received the "Clear to Close" from the lender for your property at [Property Address]. This means the underwriter has signed off on all documents and we are ready for the final steps.

What happens next:

- **Closing Disclosure (CD):** You should receive your final Closing Disclosure shortly. Please acknowledge receipt and sign it immediately, as this triggers the mandatory 3-day waiting period before we can sign the final papers.
- **Final Walkthrough:** We will schedule a final walkthrough of the property on [Date/Time] to ensure everything is in the agreed-upon condition.
- **Wire Funds:** You will receive instructions on the exact amount needed for closing. Please ensure you coordinate with your bank to wire these funds or obtain a cashier's check as instructed by the title company.
- **Closing Appointment:** Our signing is confirmed for [Date] at [Time]. The location will be [Location/Title Company Name].

Please remember to bring:

- A valid government-issued photo ID.
- Any additional documents requested by the title company.

Congratulations on reaching this major milestone! We are almost at the finish line. If you have any questions regarding the final numbers or the schedule, please feel free to call me.

Best regards,

[Your Name]

[Your Phone Number]

[Your Real Estate Agency]