

Date: [Date]

To: [Borrower Name(s)]

Property Address: [Property Address]

Loan Number: [Loan Number]

Subject: Clear to Close Notification & Wire Transfer Instructions

Dear [Borrower Name],

We are pleased to inform you that your loan has received final approval and is now **Clear to Close**. Your closing appointment has been scheduled for the following time and location:

- **Date:** [Closing Date]
- **Time:** [Time]
- **Location:** [Title Company/Attorney Name and Address]

Please bring a valid government-issued photo ID to the signing.

Wire Transfer Instructions

Based on your Closing Disclosure, the total "Cash to Close" amount required from you is: **[\$Amount]**.

To ensure your funds arrive in time for closing, please initiate a wire transfer using the following information:

Receiving Bank: [Bank Name]
Bank Address: [Bank Address]
Routing Number (ABA): [Routing Number]
Account Number: [Account Number]
Beneficiary Name: [Title Company or Escrow Agent Name]
Reference/Escrow #: [File or Escrow Number]

Important Security Notice: To prevent wire fraud, always call your escrow officer at a known, trusted phone number to verify these instructions before sending funds. We will never ask you to change wire instructions via email.

Congratulations on your new home!

Sincerely,

[Your Name/Company Name]

[Phone Number]

[Email Address]