

[Date]

[Title Company Name]  
[Title Company Address]  
[City, State, Zip Code]

## **Re: Lender's Review of Title Commitment**

**File Number:** [Reference/File Number]  
**Loan Number:** [Loan Number]  
**Property Address:** [Full Property Address]  
**Proposed Insured:** [Lender Name], its successors and/or assigns

To Whom It May Concern,

We have reviewed the Title Commitment dated [Date of Commitment] for the above-referenced transaction. On behalf of [Lender Name], we require the following actions and/or revisions prior to closing:

### **1. Requirements (Schedule B, Section I)**

The following items must be satisfied and removed at or prior to closing:

- [List specific requirements, e.g., Item 4: Payment of outstanding property taxes]
- [List specific requirements, e.g., Item 6: Release of existing mortgage/lien]

### **2. Exceptions (Schedule B, Section II)**

The Lender objects to the following exceptions and requires their removal or specific endorsement coverage:

- **Exception #[Number]:** [Description]. Request: [e.g., Delete item or provide affirmative coverage].
- **Exception #[Number]:** [Description]. Request: [e.g., Provide map showing location of easement].
- **Standard Exceptions:** All standard exceptions (1-5) must be deleted in the final policy.

### **3. Required Endorsements**

The final Loan Policy must include the following endorsements:

- ALTA 9-06 (Restrictions, Encroachments, Minerals)
- ALTA 8.1-06 (Environmental Protection Lien)
- ALTA 4-06 or 5-06 (Condominium or PUD, if applicable)
- [List other required endorsements]

#### **4. Specific Instructions**

The insured amount must be exactly \$[Loan Amount]. Please ensure the "Proposed Insured" language includes "its successors and/or assigns as their interests may appear."

Please provide a revised Title Commitment or a Pro-Forma Policy reflecting these changes for our final approval before the scheduled closing date of [Closing Date].

Sincerely,

[Your Name/Signature]

[Title]

[Lender/Company Name]

[Phone Number]

[Email Address]