

Date: [Insert Date]

To: [Seller Name]
[Seller Address]
[City, State, Zip Code]

Re: Title Commitment Curative Requirements for Property: [Property Address]

Dear [Seller Name],

We have received the title commitment for the above-referenced property. To provide clear title for the closing, the following items listed in Schedule B, Section 1 must be addressed and cleared:

- [Requirement 1: e.g., Payoff of existing mortgage with Bank Name]
- [Requirement 2: e.g., Release of judgment lien Case No. XXXX]
- [Requirement 3: e.g., Recording of Death Certificate for Joint Tenant]
- [Requirement 4: e.g., Payment of delinquent property taxes for year XXXX]
- [Requirement 5: e.g., Clarification of marital status affidavit]

Please provide the necessary documentation or confirmation that these actions have been taken no later than [Date]. Failure to clear these title defects may result in a delay of the closing date.

If you have questions regarding these requirements, please contact [Contact Name] at [Phone Number] or [Email Address].

Sincerely,

[Your Name/Title]
[Company Name]
[Phone Number]