[Date]

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

RE: Notice of Title Objections

Property Address: [Full Property Address]
Purchase Contract Date: [Date of Agreement]

Dear [Seller Name or Seller's Attorney],

Pursuant to the terms of the real estate purchase contract referenced above, [Buyer Name] ("Buyer") has reviewed the title commitment dated [Date of Commitment] issued by [Title Company Name] under Commitment No. [Policy Number].

Notice is hereby given that Buyer objects to the following exceptions and/or encumbrances appearing in the title commitment:

- **Objection 1:** [e.g., Unpaid property taxes for the year 2023]
- **Objection 2:** [e.g., Outstanding mortgage/deed of trust recorded at Book/Page]
- **Objection 3:** [e.g., Encroachment of fence as shown on survey]
- **Objection 4:** [e.g., Unreleased mechanic's lien filed by XYZ Contracting]
- **Objection 5:** [e.g., Judgments or tax liens against the Seller]

Buyer requests that Seller, at Seller's sole expense, cure these objections and provide evidence of such cure on or before [Date/Deadline for Cure].

Please confirm in writing that you will take the necessary steps to remove these items from the title commitment so that the property may be conveyed with clean, marketable title as required by the contract.

Sincerely,

[Buyer Name or Buyer's Attorney Name]
[Phone Number]
[Email Address]