

DATE: [Insert Date]

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

RE: STATUS UPDATE ON TITLE DEFECT CLEARANCE

Borrower Name: [Insert Name]
Loan Number: [Insert Number]
Property Address: [Insert Address]
Title Commitment/File Number: [Insert Number]

To Whom It May Concern,

This letter is to provide an update regarding the title defects previously identified for the above-referenced property.

Current Status:

[Insert Description of specific defect, e.g., Unreleased Mortgage, Tax Lien, or Judgment]

Actions Taken:

- [Action 1: e.g., Contacted prior lien holder for payoff/release]
- [Action 2: e.g., Filed necessary documentation with the County Recorder]
- [Action 3: e.g., Waiting for court order or verification]

Expected Resolution Date: [Insert Estimated Date]

We are working diligently to resolve these items to ensure a clear title for the upcoming closing. We will notify you immediately once the clearance is confirmed and the final title commitment is updated.

Should you have any questions, please contact [Name] at [Phone Number] or [Email].

Sincerely,

[Your Name/Signature]
[Your Title/Company Name]