

Date: [Date]

To: [Seller Name]

Address: [Seller Address]

RE: Notice of Cloud on Title regarding Property: [Property Address/Legal Description]

Dear [Seller Name],

I am writing to formally notify you that a title search conducted on the above-referenced property has revealed one or more issues that constitute a "cloud on title." These issues must be resolved before the transaction can proceed to closing.

Specifically, the following items were identified:

- [Description of Issue 1, e.g., Unpaid Tax Lien]
- [Description of Issue 2, e.g., Unsatisfied Mortgage]
- [Description of Issue 3, e.g., Boundary Dispute/Easement]

As per the terms of our Purchase Agreement dated [Date], the Seller is obligated to provide a clear and marketable title. These encumbrances currently prevent the issuance of title insurance and the legal transfer of the property.

Please take the necessary steps to clear these items immediately. We request that you provide written documentation confirming that these issues have been resolved no later than [Date].

Failure to clear these title defects may result in a delay of the closing date or may be considered a breach of contract, allowing the Buyer to exercise available legal remedies, including termination of the agreement.

Please contact [Title Company Name/Attorney Name] at [Phone Number] or me directly to discuss the resolution of these matters.

Sincerely,

[Your Name]

[Your Title/Role, e.g., Buyer or Buyer's Attorney]

[Your Phone Number]

[Your Email]

CC: [Escrow Agent/Title Company Name]