

[Date]

[Recipient Name]

[Recipient Address]

[City, State, Zip Code]

RE: Title Insurance Commitment

Property Address: [Property Address]

File Number: [File Number]

Transaction: [Purchase/Refinance]

Dear [Recipient Name],

Enclosed please find the Title Insurance Commitment regarding the above-referenced property. This document outlines the conditions, requirements, and exceptions under which the title insurance policy will be issued.

Please review the following sections carefully:

- **Schedule A:** Verifies the policy amount, the names of the proposed insured, and the legal description of the property.
- **Schedule B, Section I (Requirements):** Lists the items that must be satisfied or cleared prior to or at the time of closing (e.g., payment of taxes, release of existing liens).
- **Schedule B, Section II (Exceptions):** Lists items that will not be covered by the policy, such as easements, restrictions, or mineral rights of record.

If you have any questions regarding the contents of this commitment or if you notice any discrepancies, please contact our office as soon as possible to ensure a timely closing.

Sincerely,

[Your Name/Company Name]

[Your Phone Number]

[Your Email Address]

Enclosure: Title Insurance Commitment