

Subject: GREAT NEWS: Clear to Close - [Property Address]

Dear [Client Names],

We are thrilled to inform you that we have received the formal **Clear to Close** for your mortgage loan on the property located at:

[Property Address]

This means that all conditions have been met, and we are officially ready to sign the final documents. Below are the next steps in the process:

- **Closing Disclosure (CD):** Please ensure you have electronically signed your final Closing Disclosure if you haven't already.
- **Closing Date and Time:** [Date] at [Time].
- **Location:** [Title Company Name/Address].
- **Funds Required:** You will receive instructions shortly regarding the exact amount needed for closing and wire transfer details.
- **Identification:** Please remember to bring a valid government-issued photo ID to the appointment.

Congratulations on reaching this final milestone! We look forward to seeing you at the closing table.

Best regards,

[Your Name]

[Your Company Name]

[Your Phone Number]

[Your Email Address]