

Date: [Insert Date]

Loan Number: [Insert Loan Number]

Property Address: [Insert Property Address]

Dear [Borrower Name(s)],

Congratulations! We are pleased to inform you that your mortgage loan application has received **Final Clear to Close** status. This means all underwriting conditions have been satisfied, and your loan is fully approved.

Closing Details:

- **Closing Date:** [Insert Date]
- **Closing Time:** [Insert Time]
- **Location:** [Insert Location/Title Company Name]

Next Steps:

1. **Review the Closing Disclosure (CD):** You will receive a Final Closing Disclosure. Please review the loan terms, monthly payments, and final costs carefully.

2. **Funds for Closing:** You will be notified of the exact wire transfer or cashier's check amount required. Please ensure these funds are prepared in advance.

3. **Identification:** Please bring a valid, government-issued photo ID for all parties signing the documents.

If you have any questions prior to the closing meeting, please contact your Loan Officer at [Insert Phone Number] or [Insert Email Address].

We look forward to a successful closing and thank you for choosing [Lending Company Name].

Sincerely,

[Name of Sender]

[Title]

[Lending Company Name]