

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

Dear [Client Name],

I am excited to inform you that we have officially received the **Clear to Close** for your escrow regarding the property at [Property Address].

This means the lender has finished reviewing all documents and has given the final approval to fund your loan. We are now in the home stretch of the closing process.

Next Steps:

- **Signing:** The escrow officer will contact you shortly to schedule your final signing appointment.
- **Closing Disclosure (CD):** Please ensure you have reviewed and acknowledged your final Closing Disclosure.
- **Final Funds:** You will receive instructions on the exact amount needed for your wire transfer or cashier's check. *Note: Always verify wire instructions via phone before sending funds.*
- **Final Walkthrough:** If not already completed, we will conduct our final walkthrough of the property on [Date/Time].

We are currently on track to close on [Closing Date].

If you have any questions as we finalize these last few items, please feel free to reach out.

Congratulations, we are almost there!

Best regards,

[Your Name]

[Your Company]

[Your Phone Number]