

Subject: Congratulations! You are CLEAR TO CLOSE on your new home!

Dear [Buyer Name],

I have some fantastic news to share-we have officially received the **Clear to Close**! This means the lender has fully approved your loan and we are ready for the final step of your home-buying journey.

Here are the important details regarding your closing:

- **Closing Date:** [Date]
- **Closing Time:** [Time]
- **Location:** [Address of Title Company/Law Office]

What you need to bring:

- A valid government-issued photo ID (Driver's License or Passport).
- A certified cashier's check or proof of wire transfer for your closing costs (the final amount will be provided in your Closing Disclosure).
- Any additional documents requested by your lender.

Before the closing, we will schedule your **Final Walk-Through** to ensure the property is in the agreed-upon condition. I will contact you shortly to coordinate a time that works for you.

Congratulations on reaching this major milestone! We are almost at the finish line.

Best regards,

[Your Name]

[Your Company]

[Your Phone Number]