

Subject: Congratulations! Clear to Close - [Property Address]

Dear [Client Name],

Great news! We have officially received the "Clear to Close" from the lender. This means all financing conditions have been met, and we are ready to proceed to the final step of your home purchase.

Closing Details:

- **Closing Date:** [Date]
- **Closing Time:** [Time]
- **Location:** [Title Company/Law Firm Name and Address]

Final Steps Before Closing:

- **Final Walkthrough:** We have scheduled your final walkthrough for [Date/Time].
- **Funds for Closing:** You will receive the Final Closing Disclosure shortly. Please prepare to wire the "Cash to Close" amount or obtain a cashier's check as instructed by the settlement agent.
- **Identification:** Please bring a valid government-issued photo ID to the closing appointment.

If you have any questions regarding the schedule or the documents required, please reach out immediately.

We look forward to seeing you at the closing table!

Best regards,

[Your Name]

[Your Company]

[Your Phone Number]