

Date: [Insert Date]

[Borrower Name]
[Borrower Address]
[City, State, Zip Code]

Subject: Closing Disclosure and First-Time Homebuyer Discount Confirmation

Dear [Borrower Name],

Congratulations on the purchase of your first home. We are pleased to provide the final Closing Disclosure for your mortgage loan on the property located at: [Property Address].

As part of our First-Time Homebuyer Program, we have applied a special discount to your loan terms. Please review the "Loan Terms" and "Projected Payments" sections on page 1 of the attached disclosure to see your adjusted rates and fees.

Discount Details:

- Interest Rate Reduction: [Insert Percentage]%
- Credit applied to Closing Costs: \$[Insert Amount]
- Waiver of [Insert Specific Fee, e.g., Application Fee]

Please review the document carefully to ensure all personal information and loan details are correct. You are required to acknowledge receipt of this disclosure at least three business days before your scheduled closing date of [Closing Date].

If you have any questions regarding your discount or the closing process, please contact your Loan Officer, [Officer Name], at [Phone Number].

Sincerely,

[Your Name/Company Name]
[Mortgage Department]
[Contact Information]