

**Date:** [Date]

**To:** [Title Company/Escrow Agent Name]

**Address:** [Company Address]

**Attention:** [Contact Person Name]

**RE: Verification of Cash to Close and Trust Fund Disbursement**

**Property Address:** [Full Property Address]

**File/Escrow Number:** [Reference Number]

**Buyer/Borrower:** [Name of Buyer]

To Whom It May Concern,

This letter serves to formally verify and authorize the disbursement of funds held in trust for the purpose of the "Cash to Close" requirements for the above-referenced real estate transaction.

We confirm that we are holding the following amount in a fiduciary trust account:

- **Total Amount:** \$[00,000.00]
- **Account Holder:** [Name of Trust/Entity]
- **Account Number (Last 4 digits):** [XXXX]

These funds are cleared, available, and earmarked specifically for the closing of the property located at [Property Address]. We hereby certify that the disbursement will be executed via [Wire Transfer/Check] to [Title Company Name] on or before the scheduled closing date of [Closing Date].

If you require any further documentation or wire instructions, please contact [Name of Contact] at [Phone Number] or [Email Address].

Sincerely,

[Signature]

[Printed Name]

[Title/Position]

[Organization Name]