

**Date:** [Date]

**To:** [Lender Name / Title Company]

**Address:** [Company Address]

**Loan Number:** [Loan Number]

**Subject: Verification of Funds for Cash to Close**

Dear [Contact Name],

This letter serves to verify that [Borrower Name(s)] has the necessary funds available to cover the "Cash to Close" requirement for the purchase of the property located at:

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

The total estimated cash to close amount is **[\$Amount]**. As of [Date], the following account(s) held at [Financial Institution Name] contain sufficient liquid assets to satisfy this requirement:

- **Account Type:** [e.g., Checking/Savings]
- **Account Number (Last 4 digits):** [XXXX]
- **Current Balance:** \$[Current Balance]

These funds are currently available for withdrawal and are not subject to any liens, encumbrances, or withdrawal restrictions that would prevent their use for this real estate transaction.

If you require any further documentation or have any questions regarding this verification, please contact me directly at [Phone Number] or [Email Address].

Sincerely,

[Signature]

[Your Printed Name]

[Your Title/Organization, if applicable]