

[Date]

[Lender Name]

[Lender Address]

[City, State, Zip Code]

RE: Title Clearance for Construction Draw Release

Project Name: [Project Name]

Loan Number: [Loan Number]

Property Address: [Full Property Address]

Draw Request Number: [Draw Number]

To Whom It May Concern,

Pursuant to the request for the release of construction funds for the above-referenced project, [Title Company Name] has performed a title search update on the subject property covering the period from [Date of Last Search/Closing] to [Current Date/Time].

We hereby confirm the following:

- There are no new liens, encumbrances, or judgments of record against the property since the date of the previous title update.
- No mechanic's liens have been filed against the property during this period.
- All property taxes due to date have been paid in full.

Based on our findings, title remains clear and in the same condition as previously insured under Policy Number [Policy Number], subject only to permitted exceptions. This letter serves as authorization that the title is clear for the disbursement of Draw Request Number [Draw Number] in the amount of \$[Amount].

Upon disbursement, we will issue the necessary Endorsement [Endorsement Number, e.g., CLTA 122] to the Lender's Title Policy.

Sincerely,

[Signature]

[Name of Authorized Signatory]

[Title]

[Title Company Name]