

**Date:** [Date]

**Borrower(s):** [Borrower Name(s)]

**Property Address:** [Property Address or TBD]

**Loan Amount:** \$[Amount]

**Loan Type:** [e.g., FHA, Conventional, VA]

# Conditional Loan Approval Letter

Dear [Borrower Name],

Congratulations! We are pleased to inform you that your application for a first-time homebuyer mortgage has been conditionally approved based on a preliminary review of your credit, income, and assets.

Please note that this is not a final commitment to lend. Final approval is subject to the satisfactory completion of the following conditions:

- Verification of current employment and updated pay stubs.
- Final review of most recent bank statements and asset documentation.
- Satisfactory real estate appraisal to support the purchase price.
- Clean title report and proof of homeowner's insurance.
- No significant changes to your credit score or debt-to-income ratio.
- [Additional Condition 1]
- [Additional Condition 2]

It is important that you do not take out any new credit cards, auto loans, or make large unexplained deposits until your loan has officially closed, as this may impact your eligibility.

This conditional approval is valid until [Expiration Date]. We look forward to working with you toward a successful closing. If you have any questions, please contact your Loan Officer.

Sincerely,

[Loan Officer Name]

[NMLS ID Number]

[Lending Institution Name]

[Phone Number]