Date: [Date]

To: [Borrower Name(s)]
Property Address: [Property Address, City, State, Zip]

Subject: Conditional Renovation Pre-Qualification Letter

Dear [Borrower Name],

Congratulations! Based on a preliminary review of your credit report, income documentation, and initial project scope, you have been pre-qualified for a renovation loan through [Lender Name] for the purchase/refinance and improvement of the property listed above.

Loan Details:

- **Estimated Maximum Acquisition/Value:** $[Amount]
- **Estimated Renovation Budget:** $[Amount]
- **Total Estimated Loan Amount:** $[Amount]
- **Loan Program:** [e.g., FHA 203k / Fannie Mae Homestyle]

This pre-qualification is subject to the following conditions:

- Verification of final renovation contract and detailed work write-up from a licensed contractor.
- Receipt of an "as-completed" appraisal that supports the final value of the property.
- Satisfactory review of contractor credentials and insurance.
- Final underwriting approval of updated financial documentation (paystubs, bank statements, tax returns).
- No material change in your financial condition or credit score prior to closing.

This letter is not a commitment to lend. A final loan approval is subject to a full underwriting review and the satisfaction of all program guidelines.

We look forward to working with you on your home renovation project.

Sincerely,

[Loan Officer Name]
[Title]
[Lender Name]
[NMLS Number]
[Phone Number]