Date: [Date]

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

Dear [Borrower Name],

Based on a preliminary review of your credit report, income documentation, and financial assets, we are pleased to inform you that you have been pre-qualified for a Conventional Renovation Loan for the purchase and improvement of the property listed above.

Loan Terms and Estimates:

- **Maximum Purchase Price:** $[Amount]
- **Estimated Renovation Budget:** $[Amount]
- **Total Acquisition Cost (After-Improved Value):** $[Amount]
- **Loan Program:** Conventional Renovation (Fannie Mae Homestyle or Freddie Mac Choicerenovation)
- **Down Payment:** [Percentage]%

Conditions of Pre-Qualification:

1. Final underwriting approval of borrower credit, income, and assets.
2. Review and approval of the renovation contractor and detailed work write-up/bid.
3. A satisfactory appraisal report reflecting the "As-Completed" value of the property.
4. Verification of clear title and adequate homeowners insurance.
5. No material change in your financial status prior to closing.

This letter is not a commitment to lend, but a pre-qualification based on the information provided to date. We look forward to working with you on your home renovation project.

Sincerely,

[Loan Officer Name]
[Title]
[NMLS Number]
[Lending Institution Name]
[Phone Number]
[Email Address]