Date: [Date]

Borrower Name: [Borrower Name]
Property Address: [Subject Property Address]

To Whom It May Concern,

Based on a preliminary review of the financial information provided by the borrower(s), [Lending Institution Name] is pleased to confirm that [Borrower Name] is pre-qualified for a home improvement mortgage loan.

Loan Details:

- **Maximum Loan Amount:** $[Amount]
- **Loan Program:** [e.g., FHA 203k, HomeStyle Renovation, Cash-Out Refinance]
- **Estimated Loan-to-Value (After-Repair Value):** [Percentage]%

This pre-qualification is based on the borrower's credit report, stated income, and existing equity. Final approval is subject to the following conditions:

- Verification of all financial documentation (tax returns, pay stubs, bank statements).
- A satisfactory appraisal report including the "as-completed" value of the home.
- Review and approval of the detailed renovation bid and contractor credentials.
- No material change in the borrower's financial status or credit score.

This letter is not a commitment to lend but indicates that the borrower meets the initial criteria for the specified renovation financing.

Sincerely,

[Loan Officer Name]
[Title]
[Lending Institution Name]
[Phone Number]
[NMLS ID Number]