**[Lending Institution Name]**
[Lender Address]
[City, State, Zip Code]
[Phone Number]

**Date:** [Date]

**To:** [Borrower Name(s)]
**Property Address:** [Property Address, if applicable]

# Subject: Pre-Qualification for Home Renovation Mortgage

Dear [Borrower Name(s)],

We are pleased to inform you that based on a preliminary review of your credit report, income documentation, and financial information, you have been pre-qualified for a home renovation mortgage loan (specifically the [Loan Program Name, e.g., FHA 203k or Fannie Mae Homestyle]).

Your pre-qualification details are as follows:

- **Maximum Total Loan Amount:** $[Amount]
- **Estimated Renovation Budget:** $[Amount]
- **Loan Term:** [Number of Years]
- **Interest Rate Type:** [Fixed/Adjustable]

This pre-qualification is based on the current market value of the property plus the estimated value added by the proposed renovations. Please note that this letter is not a formal loan commitment. Final approval is subject to the following conditions:

- Verification of all financial data and updated credit history.
- Receipt of a detailed renovation bid from a licensed and insured contractor.
- A satisfactory appraisal report reflecting the "as-completed" value of the home.
- A formal review and approval of the renovation plans by our renovation department.
- Final underwriting approval.

This pre-qualification letter is valid until [Expiration Date]. We look forward to working with you on your home improvement project.

Sincerely,

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