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

Date: [Current Date]

Subject: Initial Renovation Loan Pre-Qualification Letter

To Whom It May Concern,

Based on a preliminary review of the financial information provided by **[Borrower Name(s)]**, we are pleased to confirm that they are pre-qualified for a renovation loan for the purchase or refinance of a residential property.

Pre-Qualification Details:

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

This pre-qualification is based on the borrower's reported income, assets, and credit profile. This is not a final loan approval or a commitment to lend. Final approval is subject to:

1. Verification of all financial documentation.
2. A fully executed sales contract for a property.
3. Review and approval of a detailed contractor bid and renovation work write-up.
4. An "as-completed" appraisal of the subject property.

This letter is valid until [Expiration Date]. We look forward to working with the borrower through the renovation financing process.

Sincerely,

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