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

Date: [Date]

To: [Seller Name / Real Estate Agent Name]

RE: Purchase and Renovation Pre-Qualification

To Whom It May Concern,

We are pleased to confirm that **[Borrower Name(s)]** has been pre-qualified for a purchase and renovation loan (**[Loan Type, e.g., FHA 203k / Fannie Mae Homestyle]**) for the acquisition and improvement of the property located at:

[Property Address, City, State, Zip Code]

Based on a preliminary review of the borrower's credit report, income documentation, and financial assets, they are qualified for the following terms:

- **Maximum Total Acquisition Cost:** $[Amount]
- **Maximum Purchase Price:** $[Amount]
- **Estimated Renovation Budget:** $[Amount]
- **Loan Type:** [Fixed/Adjustable]

This pre-qualification is based on the borrower's current financial standing and is subject to the following conditions:

- A fully executed purchase contract.
- A formal appraisal reflecting the "As-Completed" value of the property.
- Review and approval of the renovation contractor and detailed scope of work.
- No material change in the borrower's financial condition prior to closing.
- Final underwriting approval and satisfactory title search.

This letter is not a commitment to lend, but rather a preliminary determination of creditworthiness for a purchase and renovation project.

Sincerely,

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