

Date: [Date]

To: [Borrower Name(s)]

Property Address: [Property Address or TBD]

RE: JUMBO MORTGAGE CONDITIONAL PRE-APPROVAL LETTER

Dear [Borrower Name(s)],

We are pleased to inform you that based on a preliminary review of your credit report, income documentation, and financial assets, you have been conditionally pre-approved for a Jumbo Mortgage loan under the following terms:

- **Maximum Loan Amount:** \$[Amount]
- **Purchase Price:** \$[Amount]
- **Down Payment:** [Percentage]% (\$[Amount])
- **Loan Program:** [e.g., 30-Year Fixed / 7/1 ARM]
- **Interest Rate:** [Rate]% (Subject to market fluctuations until locked)

Conditions of Pre-Approval:

This conditional pre-approval is specifically subject to the following:

1. **Appraisal Valuation:** A satisfactory Uniform Residential Appraisal Report performed by a certified appraiser, confirming a market value equal to or greater than the purchase price.
2. **Title Search:** Receipt of a clear and marketable title policy.
3. **Final Underwriting:** Verification of updated financial documents prior to closing.
4. **Insurance:** Evidence of adequate homeowner's insurance and, if applicable, flood insurance.
5. **Material Change:** No material change in your financial position, credit score, or employment status.

This letter is not a commitment to lend. Final approval is contingent upon the property meeting all secondary market and internal Jumbo guidelines.

Congratulations on your progress. We look forward to working with you through the closing process.

Sincerely,

[Loan Officer Name]

[NMLS Number]

[Lending Institution Name]

[Phone Number]

[Email Address]