

Date: [Date]

To: [Borrower Name(s)]

Property Address: [Property Address, City, State, Zip]

Dear [Borrower Name(s)],

We are pleased to inform you that [Lending Institution Name] has conditionally pre-approved you for a mortgage loan to purchase the property located at the address listed above.

Loan Terms:

- **Loan Amount:** \$[Amount]
- **Loan Program:** [Program Type, e.g., Conventional, FHA]
- **Purchase Price:** \$[Amount]
- **Down Payment:** \$[Amount]

Condition of Pre-Approval:

This pre-approval is strictly **contingent upon a satisfactory real estate appraisal**. The property must appraise for at least the sales price mentioned above. If the appraised value is lower than the purchase price, the loan terms may be adjusted, or additional down payment funds may be required to meet loan-to-value requirements.

Additional Requirements:

- No material changes in financial status, credit score, or employment.
- Verification of clear title and adequate homeowners insurance.
- Final underwriting approval of all submitted documentation.

This letter is not a final commitment to lend. This pre-approval expires on [Expiration Date].

Sincerely,

[Loan Officer Name]

[Title]

[Lending Institution Name]

[NMLS Number]

[Phone Number]