

**Date:** [Date]

**To:** [Borrower Name(s)]

**Property Address:** [Property Address or TBD]

# 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 asset statements, you have been conditionally pre-approved for a mortgage loan to purchase a **Primary Residence**.

## Loan Terms:

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

## Conditions of Approval:

This pre-approval is subject to the following specific conditions:

1. **Appraisal Review:** This approval is strictly contingent upon a satisfactory interior and exterior appraisal of the subject property, performed by a licensed appraiser, to verify the market value and condition.
2. **Final Underwriting:** Verification of final loan-to-value (LTV) ratios based on the appraised value.
3. **Clear Title:** Receipt and review of a preliminary title report with no restrictive liens or encumbrances.
4. **No Material Change:** No significant changes to your financial status, employment, or credit score prior to closing.

This letter is not a final commitment to lend. A formal commitment is issued only after the appraisal review is completed and approved by our underwriting department.

Sincerely,

[Loan Officer Name]

[NMLS Number]

[Lending Institution Name]

[Phone Number]