

Date: [Current Date]

To: [Borrower Name(s)]

Property Address: [Property Address or "TBD"]

VA LOAN CONDITIONAL PRE-APPROVAL LETTER

Dear [Borrower Name],

Based on a preliminary review of your credit report, income documentation, and assets, [Lender Name] is pleased to provide this conditional pre-approval for a VA Guaranteed Home Loan under the following terms:

- **Loan Program:** VA Fixed Rate
- **Maximum Loan Amount:** \$[Amount]
- **Interest Rate:** [Rate]% (Subject to market fluctuations until locked)
- **Down Payment:** \$0 (VA 100% Financing)

APPRAISAL CONTINGENCY:

This pre-approval is strictly contingent upon a VA-assigned appraiser completing a formal appraisal of the subject property. The property must meet all VA Minimum Property Requirements (MPRs), and the appraised value must be equal to or greater than the agreed-upon purchase price. If the property does not meet value or VA safety standards, this approval may be voided or require renegotiation.

ADDITIONAL CONDITIONS:

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

- Verification of a valid VA Certificate of Eligibility (COE).
- Final underwriting approval of all updated financial documents.
- No material change in financial status, employment, or credit score prior to closing.
- Satisfactory title insurance commitment and homeowners insurance.

This letter is not a commitment to lend. A final loan commitment is only issued after full underwriting review and satisfaction of all conditions.

Sincerely,

[Loan Officer Name]

[NMLS Number]

[Lender Name]

[Phone Number]