

DATE: [Date]

TO: [Applicant Name(s)]

PROPERTY ADDRESS: [Property Address or TBD]

CONDITIONAL PRE-APPROVAL LETTER

Dear [Applicant Name],

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

- **Maximum Loan Amount:** \$[Amount]
- **Loan Program:** USDA Rural Development (Section 502)
- **Interest Rate:** [Rate]% (Subject to market fluctuations until locked)
- **Loan Term:** 30 Years
- **Down Payment Requirement:** \$0.00 (100% Financing)

This pre-approval is subject to the following conditions:

1. The subject property must be located within a USDA-eligible rural area.
2. The property must meet all USDA Minimum Property Requirements (MPR) and pass a certified appraisal.
3. Total household income must not exceed the USDA income limits for the specific county.
4. Verification of final employment, assets, and credit status immediately prior to closing.
5. Underwriting approval of a fully executed sales contract.

This letter is not a final commitment to lend. It is an estimate of your borrowing power based on current information. This pre-approval expires on [Expiration Date].

Sincerely,

[Loan Officer Name]

[Title]

[NMLS Number]

[Lending Institution Name]