

[Bank or Lending Institution Letterhead]

[Date]

[Borrower Name]

[Borrower Address]

[City, State, Zip Code]

RE: Pre-Approval for Lot Purchase and Construction Loan

Dear [Borrower Name],

We are pleased to inform you that [Lending Institution Name] has pre-approved you for a construction-to-permanent loan for the purchase of a residential lot and the subsequent construction of a single-family home.

Based on our preliminary review of your credit report, income documentation, and financial assets, you are pre-approved for the following terms:

- **Maximum Total Loan Amount:** \$[Amount]
- **Maximum Purchase Price (Lot + Build):** \$[Amount]
- **Loan Program:** [e.g., Construction-to-Permanent Fixed Rate]
- **Expiration Date:** [Date]

This pre-approval is subject to the following conditions:

- A fully executed purchase agreement for the lot.
- A signed construction contract with a licensed and insured builder approved by this institution.
- A final review of construction plans, specifications, and a line-item budget.
- A satisfactory appraisal showing the "as-completed" value of the project.
- Verification of clear title and required building permits.
- No material change in your financial condition or credit score prior to closing.

This letter is not a final commitment to lend. Final loan approval is subject to a full underwriting review and satisfaction of all conditions listed above.

We look forward to working with you on your new home project.

Sincerely,

[Loan Officer Name]

[Title]

[NMLS Number]

[Phone Number]