

Date: [Date]

To: [Seller Name/Developer Name]

Address: [Property Address or Lot Number]

RE: LETTER OF PRE-APPROVAL FOR SPECULATIVE CONSTRUCTION FINANCING

To Whom It May Concern,

This letter serves as official confirmation that **[Borrower/Builder Name]** has been pre-approved by **[Lending Institution Name]** for a speculative construction loan to build a single-family residence located at **[Subject Property Address/Legal Description]**.

Loan Terms and Details:

- **Maximum Loan Amount:** \$[Amount]
- **Estimated Acquisition/Lot Cost:** \$[Amount]
- **Estimated Construction Budget:** \$[Amount]
- **Loan Type:** [e.g., Construction-to-Perm / Spec Construction Line]

This approval is based on a preliminary review of the borrower's credit history, financial statements, and building experience. Final commitment is subject to the following conditions:

- Satisfactory appraisal showing a completed value of at least \$[Amount].
- Final review and approval of construction plans, specifications, and budget.
- Verification of clear title and required building permits.
- No material change in the borrower's financial condition prior to closing.

Should you have any questions regarding this pre-approval or the financing process, please contact me directly at [Phone Number] or via email at [Email Address].

Sincerely,

[Signature]

[Name of Loan Officer]

[Title]

[Lending Institution Name]

[NMLS Number]