Date: [Current Date]

Borrower(s): [Borrower Name(s)]
Property Address: [Property Address, City, State, Zip]

Subject: Conditional Pre-Approval for Renovation Loan

Dear [Borrower Name(s)],

We are pleased to inform you that you have been conditionally pre-approved for a renovation loan through [Lending Institution Name]. This pre-approval is based on a preliminary review of your creditworthiness and financial information.

Loan Details:

- **Loan Program:** [e.g., FHA 203k / Fannie Mae Homestyle]
- **Maximum Total Loan Amount:** $[Amount]
- **Estimated Renovation Budget:** $[Amount]
- **Estimated Purchase Price:** $[Amount]

Conditions for Final Approval:

This commitment is subject to the following requirements:

1. Execution of a formal sales contract for the subject property.
2. Submission of a detailed scope of work and cost estimates from a licensed contractor.
3. Review and approval of the contractor's credentials and insurance.
4. Satisfactory "As-Completed" appraisal confirming the property value after renovations.
5. Verification of final income, assets, and employment documentation.
6. No material change in your financial condition or credit score prior to closing.

This letter is not a final commitment to lend and is valid until [Expiration Date]. We look forward to working with you on your home renovation project.

Sincerely,

[Loan Officer Name]
[Title]
[Lending Institution Name]
[NMLS Number]
[Phone Number]