[Lender Company Name]
[Lender Address]
[City, State, Zip Code]
[Phone Number]

Date: [Current Date]

RE: Conventional HomeStyleÂ® Renovation Pre-Approval Letter

To Whom It May Concern,

We are pleased to inform you that **[Borrower Name(s)]** has been pre-approved for a Fannie Mae Conventional HomeStyleÂ® Renovation Loan for the purchase and renovation of a single-family primary residence.

The pre-approval is based on a preliminary review of credit, income, and assets provided by the borrower. Final loan approval is subject to a fully executed purchase contract, a detailed renovation budget from a licensed contractor, and a satisfactory "as-completed" appraisal.

Loan Details:

- **Maximum Total Acquisition Cost (Purchase Price + Renovation):** $[Amount]
- **Maximum Loan Amount:** $[Amount]
- **Loan Term:** [30/15] Year Fixed
- **Property Type:** [e.g., Single Family Detached]

Conditions of Pre-Approval:

- Verification of all final renovation plans, specifications, and contractor credentials.
- Appraisal reflecting an "as-completed" value that meets Loan-to-Value (LTV) requirements.
- No material change in the borrower's financial position or credit score prior to closing.
- Satisfactory title commitment and homeowners insurance.

This letter is not a commitment to lend but is an initial evaluation of the borrower's eligibility for the HomeStyle program. This pre-approval is valid until [Expiration Date].

Sincerely,

[Loan Officer Name]
[Title]
[NMLS Number]