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

Date: [Current Date]

Subject: FHA 203(k) Renovation Loan Pre-Approval

To Whom It May Concern,

We are pleased to inform you that **[Borrower Name(s)]** has been pre-approved for an FHA 203(k) Rehabilitation Loan for the purchase and renovation of a primary residence.

Based on a preliminary review of credit, income, and asset documentation, the borrower is qualified for the following terms:

- **Maximum Total Acquisition Cost:** $[Amount]
- **Maximum Renovation Budget:** $[Amount]
- **Loan Program:** FHA 203(k) [Standard or Limited]
- **Down Payment:** [Percentage]%

This pre-approval is specifically designed for properties requiring repairs or modernization. The total loan amount will include both the purchase price of the home and the costs of the documented renovation work, subject to an "as-completed" appraisal.

This approval is subject to the following conditions:

- A fully executed purchase contract.
- A satisfactory FHA appraisal reflecting the "after-improved" value.
- Review and approval of the renovation bid by a licensed contractor.
- Final underwriting approval and verification of financial status prior to closing.
- No material change in the borrower's financial condition or credit score.

This letter is not a commitment to lend but a pre-approval based on information currently available. This pre-approval expires on [Expiration Date].

If you have any questions regarding this renovation loan pre-approval, please contact me directly at [Phone Number].

Sincerely,

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