

Date: [Date]

Borrower Name: [Borrower Name]

Property Address: [Property Address, if applicable]

Subject: NOTICE OF INCREASED PRE-APPROVAL AMOUNT

Dear [Borrower Name],

We are pleased to inform you that based on a review of your updated financial documentation and current credit profile, [Lender Name] has approved an increase to your renovation loan pre-approval limit.

Your new pre-approval terms are as follows:

- **Original Pre-Approved Amount:** \$[Amount]
- **New Total Pre-Approved Amount:** \$[Increased Amount]
- **Loan Program:** [Loan Type, e.g., FHA 203k, HomeStyle]
- **Expiration Date:** [Date]

This increased amount includes both the purchase price of the property and the estimated costs of renovations. This pre-approval is subject to a satisfactory appraisal, a reviewed renovation bid from a licensed contractor, and final underwriting approval.

Please note that this letter does not constitute a final loan commitment. Any significant changes in your financial status, employment, or credit score may affect this eligibility.

Congratulations on this milestone. We look forward to helping you complete your home improvement project.

Sincerely,

[Loan Officer Name]

[Title]

[Lender Name]

[Phone Number]

[NMLS Number]