

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

Date: [Date]

RE: INVESTMENT PROPERTY RENOVATION LOAN PRE-APPROVAL

To: [Borrower Name(s)]
Subject Property: [Property Address or "TBD"]

Dear [Borrower Name],

We are pleased to inform you that **[Borrower Name]** has been pre-approved for an investment property renovation loan with **[Lending Institution Name]**. This pre-approval is based on a preliminary review of your creditworthiness and financial documentation.

The terms of the pre-approval are as follows:

- **Maximum Total Loan Amount:** \$[Amount]
- **Maximum Purchase Price:** \$[Amount]
- **Renovation Budget Allocation:** \$[Amount]
- **Loan Program:** [e.g., Hard Money, Fix and Flip, Conventional Renovation]
- **Loan-to-After-Repair-Value (LTARV):** [Percentage]%
- **Down Payment Required:** [Percentage]%

This pre-approval is subject to the following conditions:

1. Satisfactory appraisal showing both "as-is" and "after-repair" values.
2. Review and approval of a detailed scope of work and renovation budget.
3. Verification of clear title and adequate property insurance.
4. No material change in the borrower's financial position or credit score.
5. Final underwriting approval by the lending committee.

This letter is valid until **[Expiration Date]**. We look forward to working with you on your real estate investment project.

Sincerely,

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