

Date: [Date]

To: [Borrower Name(s)]

Property Address: [Property Address, if applicable, or "TBD"]

JUMBO RENOVATION LOAN PRE-APPROVAL LETTER

Dear [Borrower Name(s)],

We are pleased to inform you that [Lending Institution Name] has pre-approved you for a Jumbo Renovation Loan based on a preliminary review of your credit profile, income, and financial documentation. This pre-approval is intended for the purchase or refinance of a primary residence that requires significant improvements or repairs.

The terms of your pre-approval are as follows:

- **Maximum Acquisition/Purchase Price:** \$[Amount]
- **Renovation Budget (Escrow):** \$[Amount]
- **Maximum Total Loan Amount (After-Repair Value):** \$[Amount]
- **Loan Program:** [e.g., 30-Year Fixed / 7/1 ARM]
- **Down Payment/Equity:** [Percentage]%

This pre-approval is subject to the following conditions:

1. Final approval of a detailed renovation bid from a licensed and insured contractor.
2. An "As-Completed" appraisal confirming the projected market value of the property.
3. Verification of a fully executed sales contract.
4. No material change in your financial condition, credit score, or employment status.
5. Final underwriting approval and title clearance.

This letter is not a commitment to lend but indicates that you meet the initial eligibility requirements for our Jumbo Renovation program. This pre-approval is valid until [Expiration Date].

Congratulations on taking this step toward your home renovation project. Please contact us at [Phone Number] or [Email Address] if you have any questions.

Sincerely,

[Loan Officer Name]

[Title]

[NMLS Number]

[Lending Institution Name]