Date: [Date]

To: [Borrower Name]
Address: [Borrower Address]
City, State, Zip: [City, State, Zip]

Subject: Pre-Approval for Renovation Loan

Dear [Borrower Name],

We are pleased to inform you that [Lending Institution Name] has pre-approved you for a renovation loan based on our preliminary review of your creditworthiness and financial documentation.

Loan Details:

- **Maximum Loan Amount:** $[Amount]
- **Loan Program:** [e.g., FHA 203k / Fannie Mae Homestyle]
- **Property Address:** [Property Address or "To Be Determined"]
- **Estimated Interest Rate:** [Rate]%
- **Expiration Date:** [Date]

This pre-approval is subject to the following conditions:

- A fully executed purchase contract for the subject property.
- A detailed scope of work and cost estimates from a licensed contractor.
- A satisfactory appraisal report reflecting the "as-completed" value.
- Verification of final renovation plans and permits.
- No material change in your financial condition or credit score.

This letter is not a final commitment to lend. Final approval is contingent upon a full underwriting review of the property, the renovation budget, and updated financial information.

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

Sincerely,

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