Date: [Date]

To: [Borrower Name(s)]
Subject: VA Renovation Loan Pre-Approval

Dear [Borrower Name],

We are pleased to inform you that you have been pre-approved for a VA Renovation Loan (VA Supplemental Loan / VA Cash-Out Refinance for Alterations and Repairs) based on a preliminary review of your credit and financial documentation.

Loan Details:

- **Maximum Total Loan Amount:** $[Amount]
- **Estimated Maximum Renovation Budget:** $[Amount]
- **Loan Term:** [Number of Months/Years]
- **Interest Rate:** [Rate]% (Subject to market fluctuations until locked)

Property Requirements:

- Property must be the borrower's primary residence.
- Renovations must be completed by a VA-registered contractor.
- Renovations must meet VA Minimum Property Requirements (MPRs) upon completion.

Conditions for Final Approval:

- Receipt of a signed purchase agreement or current mortgage statement.
- VA Certificate of Eligibility (COE) verification.
- Final approval of the contractor's bid and project scope.
- A "Subject to Completion" appraisal confirming the After-Repair Value (ARV).
- Satisfactory final verification of employment, assets, and credit.

This letter is not a final commitment to lend and is subject to the conditions listed above. This pre-approval is valid until [Expiration Date].

Sincerely,

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