

Date: [Date]

To: [Seller Name / Listing Agent Name]

RE: Pre-Approval for Specific Property Purchase

Property Address: [Full Property Address]

Dear [Seller Name],

This letter serves as official notification that **[Borrower Name(s)]** has been pre-approved for a mortgage loan to purchase the property located at the address listed above.

Loan Terms:

- **Purchase Price:** \$[Amount]
- **Loan Amount:** \$[Amount]
- **Loan Type:** [e.g., Conventional, FHA, VA]
- **Down Payment:** [Percentage]%

Conditions:

We have reviewed the borrowers' credit report, income documentation, and asset statements. This approval is firm, subject only to the following specific contingency:

- **Satisfactory Appraisal:** The property must appraise at or above the agreed-upon purchase price of \$[Amount].
- No material change in the borrowers' financial status or credit profile prior to closing.
- Clear and marketable title.

Based on the financial strength of the applicants, we are confident in our ability to close this transaction within [Number] days of a fully executed contract.

Sincerely,

[Loan Officer Name]

[NMLS Number]

[Lending Institution Name]

[Phone Number]

[Email Address]