

[Date]

[Borrower Name]

[Borrower Address]

[City, State, Zip Code]

Subject: Conditional Approval of Mortgage Loan Application

Dear [Borrower Name],

We are pleased to inform you that your mortgage loan application for the property located at **[Property Address]** has been conditionally approved based on our review of your credit and financial documentation.

This approval is subject to the following primary condition:

- **Satisfactory Property Appraisal:** A professional appraisal must be completed to confirm that the property's market value meets or exceeds the purchase price of \$[Purchase Price]. The appraisal report must be acceptable to the lender's underwriting standards.

Additional minor conditions remaining:

- [Insert condition, e.g., Updated paystub]
- [Insert condition, e.g., Evidence of homeowners insurance]

Please note that this letter is not a final commitment to lend. A final "Clear to Close" will be issued once the appraisal has been reviewed and all outstanding conditions have been satisfied. Any significant change in your financial situation, such as new debt or loss of income, may void this conditional approval.

If you have any questions, please contact your Loan Officer at [Phone Number] or [Email Address].

Sincerely,

[Loan Officer Name]

[Lending Institution Name]

[NMLS Number]