

[Lending Institution Name]
[Lender Address]
[City, State, Zip Code]
[Phone Number]

[Date]

[Borrower Name]
[Borrower Address]
[City, State, Zip Code]

RE: Conditional Approval for Home Purchase

Dear [Borrower Name],

We are pleased to inform you that your mortgage application for the purchase of 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 Real Estate Appraisal:** The lender must receive a certified appraisal report confirming that the property's fair market value is equal to or greater than the purchase price of \$[Purchase Price], and that the property meets all secondary market and internal safety standards.

Additional conditions required prior to final closing include:

- Verification of homeowners insurance coverage.
- Satisfactory title commitment and clear title.
- Final verbal verification of employment.
- No material change in financial status or credit score prior to closing.

Please note that this letter is not a final commitment to lend. A final commitment letter will be issued once the appraisal has been reviewed and all remaining conditions have been cleared by our underwriting department.

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

Sincerely,

[Loan Officer Name]
[Title]
[NMLS ID Number]