

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

[Date]

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

RE: Notice of Conditional Approval

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 for a loan amount of **[\$[Loan Amount]]**.

This approval is subject to several conditions, most notably the receipt of a **satisfactory real estate appraisal**. The appraisal must confirm that the property's fair market value is equal to or greater than the purchase price and meets our internal lending guidelines.

In addition to the appraisal, this approval is contingent upon the following:

- Verification of final credit report updates.
- No material change in your financial status or employment.
- Proof of homeowners insurance.
- [Insert Additional Condition]
- [Insert Additional Condition]

We have already initiated the appraisal process. Once the report is received and reviewed by our underwriting department, we will contact you regarding the final steps toward closing.

Please note that this letter is not a final commitment to lend. A final commitment will only be issued once all conditions listed above have been cleared to our satisfaction.

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

Sincerely,

[Loan Officer Name]
[Title]
[Lender Name]