

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

[Date]

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

Subject: Notice of Conditional Loan 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 the amount of \$[Loan Amount].

This approval is subject to the following primary condition:

- **Satisfactory Property Appraisal:** A certified appraisal must be completed to verify that the property's market value meets or exceeds the purchase price and meets our loan-to-value requirements.

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

- Verification of clear title and homeowners insurance.
- Final review of credit and financial documents prior to closing.
- [Insert any additional conditions here].

Please note that this is not a final commitment to lend. A final approval letter will be issued once the appraisal has been received and all outstanding conditions have been satisfied.

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

Sincerely,

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