

Date: [Date]

Applicant Name: [Borrower Name]

Application Number: [Application ID]

Property Address: [Property Address, if known]

Pre-Funding Conditional Approval Letter

Dear [Borrower Name],

We are pleased to inform you that your mortgage application has been conditionally approved for a loan amount of up to \$[Loan Amount]. This approval is based on a preliminary review of your creditworthiness and financial documentation.

This conditional approval is subject to the following primary requirement:

- **Property Appraisal:** A satisfactory appraisal report must be received and reviewed by the lender. The property's fair market value must support the loan-to-value ratio required for this program, and the property condition must meet our underwriting standards.

Additional conditions required prior to final funding include:

- Verification of clear title and valid homeowner's insurance.
- No material change in your financial condition, credit score, or employment status.
- Satisfactory final review of [Insert specific document, e.g., updated paystubs].

Please note that this letter is not a final commitment to lend. A final commitment letter will be issued only after the appraisal has been cleared and all other conditions listed above have been met.

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

Sincerely,

[Loan Officer Name]

[Company Name]

[NMLS Number]