

Date: [Date]

To: [Borrower Name]

Property Address: [Property Address]

Subject: Conditional Underwriting Approval

Dear [Borrower Name],

We are pleased to inform you that your mortgage loan application for the property listed above has been **conditionally approved** by our underwriting department.

This approval is subject to the satisfaction of several conditions. The primary outstanding requirement is:

- **Satisfactory Home Appraisal:** A certified appraisal report must be received and reviewed by the lender to confirm that the property's market value meets or exceeds the purchase price and that the property meets all safety and structural guidelines.

In addition to the appraisal, the following items are required prior to final closing:

- [Condition 1: e.g., Updated pay stubs]
- [Condition 2: e.g., Proof of homeowner's insurance]
- [Condition 3: e.g., Verification of down payment funds]

Please note that this letter is not a final commitment to lend. Final approval is contingent upon the successful completion of the appraisal and the verification of all submitted documentation. Do not take on any new debt or make large deposits/withdrawals from your bank accounts until your loan has closed.

We will contact you as soon as the appraisal report has been reviewed. If you have any questions, please contact your Loan Officer.

Sincerely,

[Loan Officer Name]

[Company Name]

[Phone Number]

[Email Address]