

[Date]

[Borrower Name]

[Borrower Address]

[City, State, Zip Code]

RE: Conditional Approval for Loan Application #[Loan Number]

Dear [Borrower Name],

We are pleased to inform you that your mortgage loan application has been conditionally approved for the property located at:

[Property Address]

This approval is subject to the following primary condition:

- **Satisfactory Appraisal:** Receipt of a certified appraisal report confirming a fair market value of at least [Purchase Price/Loan Amount]. The appraisal must be performed by an appraiser approved by our institution and must meet all secondary market guidelines.

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

- No material change in your financial condition or credit score prior to closing.
- Verification of final homeowners insurance policy.
- Clear title report and final title insurance commitment.

Once we receive a satisfactory appraisal report and clear all remaining conditions, we will issue a final "Clear to Close."

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

Sincerely,

[Loan Officer Name]

[Lending Institution Name]