

Date: [Date]

Loan Number: [Loan Number]

Property Address: [Property Address]

Dear [Borrower Name],

We are pleased to inform you that your mortgage loan application has been **Conditionally Approved**. This approval is based on the recent appraisal report, which indicates the property value meets our requirements, provided specific repairs are completed.

The appraisal was issued "Subject to Repairs." To move forward with the final approval and closing, the following items must be addressed:

- [List Repair Requirement 1]
- [List Repair Requirement 2]
- [List Repair Requirement 3]

Next Steps:

1. **Completion:** All repairs listed above must be completed by a qualified professional.
2. **Inspection:** Once repairs are finished, an appraiser must conduct a final inspection (Form 1004D) to verify the work meets the required standards.
3. **Documentation:** Please provide paid receipts and photos of the completed repairs to your Loan Processor.

Please note that the cost of the final inspection is the responsibility of the borrower. This conditional approval is also subject to the satisfactory review of any other outstanding credit or income documents previously requested.

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

Sincerely,

[Lender Name]

[Department Name]