

[Lender Name]
[Lender Address]
[City, State, Zip Code]
[Date]

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

RE: Conditional Approval for Bridge Financing

Dear [Borrower Name],

We are pleased to inform you that your application for bridge financing has been conditionally approved for the purchase of the property located at [Subject Property Address].

Loan Terms:

- Loan Amount: \$[Amount]
- Interest Rate: [Rate]%
- Term: [Number of Months] months

Conditions of Approval:

This approval is strictly subject to the following conditions regarding your current residence located at [Current Residence Address]:

1. **Executed Purchase Agreement:** A fully executed unconditional sales contract for your current residence must be provided to the lender.
2. **Proof of Equity:** Verification of sufficient equity in the current residence to cover the bridge loan repayment.
3. **Closing Date Alignment:** The scheduled closing date for the sale of your current residence must occur no later than [Date].
4. **Satisfactory Appraisal:** A certified appraisal of the current residence confirming a value of at least \$[Amount].
5. **Clear Title:** A title search showing no unexpected liens or encumbrances on the current residence.

This letter is a statement of conditional intent and does not constitute a final commitment to lend. Final approval is subject to the lender's review of the documentation requested above and any material changes to your financial position.

This conditional approval expires on [Expiration Date].

Sincerely,

[Signature]

[Name of Loan Officer]

[Title]

[Lending Institution Name]