

[Lender Name]  
[Lender Address]  
[City, State, Zip Code]  
[Phone Number]

[Date]

[Borrower Name(s)]  
[Current Address]  
[City, State, Zip Code]

**RE: Contingent Loan Approval for [Property Address to be Purchased]**

Dear [Borrower Name],

We are pleased to inform you that your application for a home mortgage loan has been conditionally approved in the amount of \$[Loan Amount]. This approval is based on our review of your credit history, income documentation, and initial financial disclosures.

This loan approval is strictly subject to the following contingency:

**1. Sale of Current Residence:** The borrower must successfully complete the sale and closing of their current residence located at [Current Property Address]. Evidence of the finalized sale, including a signed Settlement Statement (HUD-1 or Closing Disclosure), must be provided to the lender prior to or at the time of the new loan closing.

Additional standard conditions for this approval include:

- Satisfactory appraisal of the subject property confirming a value of at least [Purchase Price].
- Final verification of employment and liquid assets.
- Proof of homeowners insurance policy for the new property.
- No material change in your financial condition or credit score prior to closing.

This letter is not a final commitment to lend. The final loan commitment will be issued once the aforementioned contingency is cleared and all underwriting conditions are satisfied.

Sincerely,

[Signature]  
[Loan Officer Name]  
[Title]  
[NMLS Number]