

Date: [Date]

To: [Borrower Name]

Property Address: [Subject Property Address]

Dear [Borrower Name],

Congratulations! Your application for a conventional mortgage loan has been conditionally approved based on the following terms:

- **Loan Amount:** \$[Amount]
- **Loan Program:** Conventional [Term]-Year Fixed/ARM
- **Interest Rate:** [Rate]%

This approval is subject to the satisfaction of several conditions. Most notably, final funding is contingent upon the following:

Primary Condition: Sale of Current Residence

Evidence of the closed sale of your current property located at [Current Home Address] must be provided prior to or at the time of closing on the new subject property. This includes a final executed Closing Disclosure (CD) showing the discharge of all existing liens and the net proceeds available to the borrower.

Additional Conditions:

- Verification of homeowners insurance for the subject property.
- Satisfactory final verbal verification of employment.
- No material change in financial condition or credit score prior to closing.
- Updated bank statements if current documents expire before the closing date.

Please note that this letter is not a commitment to lend. Final approval is subject to a satisfactory review of all requested documentation and clear title on the subject property.

If you have any questions regarding these conditions, please contact your Loan Officer.

Sincerely,

[Loan Officer Name]

[Lending Institution Name]

[NMLS Number]

[Phone Number]