

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

**RE: Conditional Mortgage Approval**

Borrower(s): [Borrower Full Name(s)]  
Property Address: [Subject Property Address]  
Loan Type: [FHA / VA / USDA]  
Loan Amount: \$[Dollar Amount]

Dear [Borrower Name],

We are pleased to inform you that your application for a government-backed mortgage loan has been conditionally approved. This approval is based on a review of your credit history, income, and financial documentation provided to date.

This conditional approval is subject to the following primary contingency:

**1. Sale and Closing of Current Residence:** The borrower must provide a certified Closing Disclosure (CD) or Settlement Statement proving the finalized sale and transfer of ownership of the property located at [Current Home Address]. This sale must result in the full satisfaction of the existing mortgage debt and a minimum net profit of \$[Amount, if applicable].

Additional standard conditions include:

- Satisfactory bank-ordered appraisal of the subject property.
- Final verification of employment and credit.
- Evidence of a valid homeowner's insurance policy.
- Clear title report and termite inspection (if required).

This letter is not a final commitment to lend. The final approval is subject to the underwriter's review of the documentation satisfying the conditions listed above. This commitment expires on [Expiration Date].

Sincerely,

[Loan Officer Name]  
[Title]  
[NMLS ID Number]  
[Phone Number]