

Date: [Date]

Borrower Name(s): [Borrower Names]

Property Address: [Subject Property Address or TBD]

To Whom It May Concern,

We are pleased to inform you that [Lender Name] has reviewed the financial application for [Borrower Names] and has issued a preliminary conditional approval for a mortgage loan in the amount of \$[Loan Amount].

This approval is based on a preliminary review of the borrowers' credit history, income, and assets. Final loan commitment is subject to the following specific condition:

- **Sale of Current Residence:** This approval is contingent upon the successful closing and funding of the sale of the borrowers' current property located at [Current Home Address] prior to or concurrent with the closing of the new mortgage.

Additional standard conditions for final approval include, but are not limited to:

- A satisfactory real estate appraisal for the subject property.
- A valid title insurance commitment.
- Verification of homeowners insurance.
- No material change in the borrowers' financial condition or credit score prior to closing.

This letter is not a final commitment to lend and is subject to full underwriting approval of all required documentation.

If you have any questions regarding this conditional approval, please contact me directly at [Phone Number].

Sincerely,

[Loan Officer Name]

[Title]

[Lender Name]

[NMLS Number]