

Date: [Date]

Applicant Name: [Applicant Name]

Application Number: [Application Number]

Property Address: [Property Address]

Subject: Conditional Approval Pending Divorce Decree Finalization

Dear [Applicant Name],

We are pleased to inform you that your application for [Type of Loan/Credit/Lease] has been conditionally approved. This approval is based on a preliminary review of your financial information and creditworthiness.

Final approval and funding are subject to the following outstanding condition:

- **Final Divorce Decree:** A complete, court-stamped copy of your final Divorce Decree and Separation Agreement must be provided. This document is required to verify [Alimony/Child Support obligations, Asset distribution, and Legal Marital Status].

Please note that any significant changes to your financial situation, credit score, or employment status prior to final closing may result in a re-evaluation of this approval. This conditional approval will expire on [Expiration Date].

Once you have received the finalized legal documentation from the court, please upload it to our secure portal or send it directly to your representative at [Email/Address].

If you have any questions regarding this requirement, please contact us at [Phone Number].

Sincerely,

[Underwriter/Officer Name]

[Company Name]