

**Date:** [Date]

**Applicant Name:** [Borrower Name]

**Property Address:** [Property Address]

**Loan Number:** [Loan Number]

## **Subject: Conditional Mortgage Approval (Pending Bankruptcy Discharge)**

Dear [Borrower Name],

Congratulations. Your mortgage application for the property listed above has been **conditionally approved**. This approval is based on a preliminary review of your credit, income, and assets.

Please be advised that final loan funding is strictly contingent upon the official discharge of your current Chapter [7/13] Bankruptcy. To proceed to final approval and closing, the following conditions must be met:

- **Bankruptcy Discharge Decree:** Provide a signed copy of the final Discharge Order from the U.S. Bankruptcy Court.
- **Schedules and Filings:** Provide a complete copy of all bankruptcy schedules and the original petition.
- **Trustee Letter (If Applicable):** A letter from the Bankruptcy Trustee confirming the case is closed and no further payments are required.
- **Credit Update:** A final credit refresh to ensure no new debts have been incurred since the initial application.
- **Verification of Employment:** A verbal or written re-verification of your current employment status.
- **Homeowners Insurance:** Evidence of a valid homeowners insurance policy naming [Lender Name] as the loss payee.

This conditional approval is not a commitment to lend. All conditions must be satisfied, and the bankruptcy must be fully discharged prior to the issuance of the Final Closing Disclosure and the scheduling of your closing date.

If you have any questions regarding these requirements, please contact your Loan Officer at [Phone Number] or [Email Address].

Sincerely,

[Loan Officer Name]

[Lender Name]

[NMLS ID Number]