

Date: [Current Date]

Borrower(s): [Borrower Name(s)]

Property Address: [Subject Property Address]

Loan Number: [Loan Number]

Dear [Borrower Name(s)],

Congratulations! Your application for a Primary Residence Jumbo Mortgage has been Conditionally Approved. This approval is based on a preliminary review of your credit, income, and assets for the following loan terms:

- **Loan Amount:** \$[Amount]
- **Loan Program:** Jumbo Fixed/ARM
- **Occupancy:** Primary Residence
- **Purchase Price/Estimated Value:** \$[Amount]

This approval is subject to the satisfactory completion of the following outstanding conditions:

- Receipt of a satisfactory interior/exterior appraisal from a lender-approved appraiser.
- Verification of a minimum of [Number] months of liquid cash reserves.
- Provision of most recent [Number] days of paystubs and [Number] years of W2s/Tax Returns.
- Proof of homeowners insurance naming the lender as loss payee.
- Clear preliminary title report and environmental lien search.
- Verification of source for all large deposits in bank statements.
- No material change in financial condition or credit score prior to closing.

This letter is not a commitment to lend. Final approval is subject to a full review of all documentation by our underwriting department and the fulfillment of all conditions listed above. This conditional approval will expire on [Expiration Date].

Sincerely,

[Loan Officer Name]

[NMLS ID Number]

[Lending Institution Name]

[Contact Information]