

Date: [Date]

Loan Number: [Loan Number]

CONDITIONAL APPROVAL LETTER (JUMBO MORTGAGE)

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

Property Address: [Property Address]

Loan Amount: \$[Amount]

Loan Program: [e.g., 30-Year Fixed Jumbo]

Dear [Borrower Name],

Congratulations. Your application for a Jumbo Mortgage has been conditionally approved based on our preliminary review of your creditworthiness and the financial information provided for your self-employed business, [Business Name].

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

- **Tax Documentation:** Most recent two years of signed personal and business federal tax returns (including all schedules and K-1s).
- **Profit & Loss Statement:** Year-to-date (YTD) Profit and Loss Statement and Balance Sheet, signed and dated by the borrower.
- **Business Verification:** Verification of the existence of the business within 10 days of closing (e.g., business license or CPA letter).
- **Asset Verification:** Most recent three months of consecutive bank statements for all accounts used for down payment and required liquidity reserves.
- **Appraisal:** Receipt of a satisfactory interior/exterior appraisal report from an approved lender-certified appraiser confirming the property value.
- **Title & Insurance:** Clear preliminary title report and evidence of sufficient homeowner's insurance coverage.

Please note that this letter is not a final commitment to lend. Final approval is subject to the underwriter's review of all requested documents and no material change in your financial condition, credit score, or business stability prior to closing.

This conditional approval expires on [Expiration Date].

Sincerely,

[Loan Officer Name]

[NMLS ID Number]

[Lending Institution Name]
[Phone Number]