

Date: [Date]

Borrower Name: [Borrower Name]

Co-Borrower Name: [Co-Borrower Name]

Property Address: [Property Address, City, State, Zip]

RE: CONDITIONAL APPROVAL LETTER - JUMBO NON-WARRANTABLE CONDO LOAN

Dear [Borrower Name],

We are pleased to inform you that your application for a Jumbo Non-Warrantable Condominium mortgage has been conditionally approved based on the following terms:

- **Loan Amount:** \$[Amount]
- **Loan Program:** [Jumbo Non-Warrantable Fixed/ARM]
- **Interest Rate:** [Rate]%
- **Loan Term:** [Term Months/Years]
- **Purchase Price/Estimated Value:** \$[Amount]

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

BORROWER CONDITIONS:

- Provide most recent 30 days of paystubs.
- Provide most recent 2 years of W2s and federal tax returns.
- Provide most recent 2 months of bank statements for all accounts.
- Verification of [Amount] in liquid reserves as required by Jumbo guidelines.
- Satisfactory explanation of any recent credit inquiries.

PROPERTY & CONDO ASSOCIATION CONDITIONS:

- Satisfactory full interior/exterior appraisal by a lender-approved appraiser.
- Complete and satisfactory Condominium Questionnaire.
- Review of Homeowners Association (HOA) Budget and Balance Sheet.
- Evidence of Master Insurance Policy including Walls-In (HO-6) coverage.
- Verification of project status regarding litigation, commercial space ratios, and investor concentration.

This letter is not a final commitment to lend. Final approval is contingent upon the underwriting department's review and acceptance of all requested documentation and no material change in your financial condition or credit score. This conditional approval expires on [Expiration Date].

Sincerely,

[Loan Officer Name]

[Title]

[Company Name]

[NMLS Number]

[Phone Number]