Date: [Date]

[Borrower Name(s)]
[Borrower Address]
[City, State, Zip]

RE: Conditional Approval - Jumbo Investment Property Loan

Property Address: [Subject Property Address]

Loan Amount: $[Amount]

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

Dear [Borrower Name],

Congratulations. Your application for a jumbo mortgage loan for the investment property listed above has been conditionally approved based on the information provided in your application and credit report.

This approval is subject to the satisfaction of the following conditions:

- Satisfactory appraisal report confirming a market value of at least $[Value] and meeting investor guidelines.
- Verification of liquid reserves in the amount of $[Amount] as required for jumbo investment financing.
- Current executed lease agreement(s) or a market rent study for the subject property.
- Verification of [Number] months of most recent bank statements for all accounts.
- Signed federal tax returns for the last two years, including all schedules.
- Proof of homeowners insurance and/or hazard insurance with the lender listed as loss payee.
- Clear title report and final title insurance policy.
- Satisfactory final review of all documents by the underwriting department.

This letter is not a final commitment to lend. This conditional approval is subject to change based on any material changes to your financial situation, credit score, or if the property fails to meet collateral standards. This approval expires on [Expiration Date].

We look forward to working with you to finalize your investment. Please contact us at [Phone Number] or [Email] to submit the required documentation.

Sincerely,

[Loan Officer Name]
[Company Name]
[NMLS Number]