Date: [Date]

Borrower Name: [Borrower Name]
Property Address: [Property Address]
Loan Amount: [Loan Amount]
Loan Program: Short-Term Rental (STR) Investment

Dear [Borrower Name],

We are pleased to inform you that your application for a mortgage loan on the above-referenced short-term rental investment property has been **conditionally approved** based on our preliminary review of your financial profile and the subject property.

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

- **Appraisal Report:** Receipt of a satisfactory interior/exterior appraisal confirming the market value.
- **STR Income Verification:** Receipt of a 1007 Rent Schedule or third-party data (e.g., AirDNA) confirming projected short-term rental income.
- **Insurance:** Evidence of a valid homeowner's insurance policy including "Business Pursuit" or "Short-Term Rental" coverage.
- **Entity Documents:** (If applicable) Formation documents for the LLC or entity holding the title.
- **Property Inspection:** Satisfactory inspection report if required by the underwriter.
- **Clear Title:** A preliminary title report showing no recorded liens or encumbrances.
- **Final Credit Check:** Verification that there have been no material changes to your credit score or financial liabilities.

This letter is not a final commitment to lend. A final commitment letter will be issued only after all conditions listed above have been met and reviewed by our underwriting department.

This conditional approval expires on [Expiration Date].

Sincerely,

[Loan Officer Name]
[Company Name]
[Phone Number]
[Email Address]