Date: [Date]

Borrower Name: [Borrower Name]
Property Address: [Property Address]
Loan Amount: $[Amount]

Dear [Borrower Name],

We are pleased to inform you that your application for a mortgage loan to purchase the single-family investment property located at the address above has been **conditionally approved**.

This approval is based on the initial review of your creditworthiness and financial documentation. Final approval is subject to the satisfaction of the following conditions:

- A satisfactory appraisal report confirming a market value of at least $[Purchase Price].
- Evidence of a valid landlord insurance policy for the property.
- Verification of a signed lease agreement or market rent analysis (Form 1007).
- Updated bank statements covering the last 30 days.
- Clear title report and proof of title insurance.
- Final verbal verification of employment.
- [Additional Condition]

Loan Terms:

- **Loan Program:** [e.g., 30-Year Fixed Investment]
- **Interest Rate:** [Rate]%
- **Down Payment:** [Amount/Percentage]

Please note that this letter is not a final commitment to lend. This conditional approval will expire on [Expiration Date]. Please submit the required documentation by [Due Date] to ensure a timely closing.

Sincerely,

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