Date: [Date]

Borrower Name(s): [Borrower Names]
Property Address: [Property Address, City, State, Zip]
Loan Amount: $[Amount]
Loan Program: [Loan Type, e.g., 30-Year Fixed Investment]

Dear [Borrower Name],

We are pleased to inform you that your application for an investment property mortgage has been conditionally approved based on a preliminary review of your credit and financial information.

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

- Satisfactory appraisal report confirming a market value of at least $[Purchase Price].
- Verification of final sales contract and proof of earnest money deposit.
- Evidence of sufficient liquid assets to cover down payment, closing costs, and required reserves.
- Current executed lease agreements or a market rent analysis for the subject property.
- Final verification of employment and income documentation.
- Clear title report and proof of adequate hazard insurance coverage.
- No material change in your financial condition or credit score prior to closing.

Please note that this letter is not a formal commitment to lend. Final approval is contingent upon a full underwriting review of all requested documentation and meeting all secondary market guidelines.

This conditional approval is valid until [Expiration Date].

Sincerely,

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