Date: [Current Date]

Borrower(s): [Borrower Names]
Property Address: [Subject Property Address]
Loan Number: [Loan Number]

CONDITIONAL APPROVAL LETTER

Dear [Borrower Names],

We are pleased to inform you that your application for a Jumbo Construction-to-Permanent Loan has been conditionally approved based on the following terms:

- **Loan Amount:** $[Amount]
- **Interest Rate:** [Rate]%
- **Loan Term:** [Number of Months] (Construction Phase) / [Number of Years] (Permanent Phase)
- **Loan-to-Value (LTV):** [LTV Percentage]%

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

1. Financial Conditions:

- Updated bank statements for the most recent two months.
- Verification of [Amount] in additional liquid reserves.
- Updated paystubs covering the last 30 days.

2. Construction Conditions:

- Review and approval of final plans and specifications.
- Signed fixed-price construction contract with [Builder Name].
- Verification of Builder's insurance, licensure, and references.
- Satisfactory "Subject-to-Completion" Appraisal.

3. Prior-to-Closing Conditions:

- Clear Preliminary Title Report.
- Evidence of Builder's Risk Insurance policy.
- Executed Construction Loan Agreement.

This conditional approval is not a final commitment to lend. The terms are subject to change if there are material changes in your financial situation, credit score, or if the property appraisal does not meet our guidelines. This approval expires on [Expiration Date].

Congratulations on this milestone. We look forward to working with you to finalize your home construction project.

Sincerely,

[Loan Officer Name]
[Title]
[Lending Institution Name]
[Phone Number]