Date: [Date]

Borrower Name: [Borrower Name]
Co-Borrower Name: [Co-Borrower Name]
Property Address: [Property Address/Lot Description]
Loan Number: [Loan Number]

Dear [Borrower Name],

Congratulations. Your application for a Single-Close Construction-to-Permanent loan has been conditionally approved based on the preliminary information provided. This approval covers both the construction phase and the permanent financing in one single transaction.

Loan Terms:

- Total Loan Amount: $[Amount]
- Loan Program: [Program Name]
- Interest Rate (Construction Phase): [Rate]%
- Interest Rate (Permanent Phase): [Rate]%
- Maximum Construction Term: [Number] Months

Conditions for Final Approval:

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

- Final executed construction contract between Borrower and Builder.
- Validation of Builder's credentials (license, insurance, and references).
- Full set of final plans and specifications.
- Satisfactory appraisal report reflecting the "as-completed" value.
- Proof of Builder's Risk Insurance policy.
- Verification of required cash reserves and down payment.
- Clear title report and survey of the subject property.
- Updated credit report and income documentation (if expired).

Please note that this letter is not a commitment to lend. Final approval is contingent upon all conditions being met and no material change in your financial status or the property's condition prior to closing.

Sincerely,

[Loan Officer Name]
[Lending Institution]
[Contact Information]