[Lending Institution Name]
[Address]
[City, State, Zip Code]
[Phone Number]

[Date]

[Borrower Name]
[Co-Borrower Name]
[Current Address]
[City, State, Zip Code]

Subject: Conditional Approval of VA Construction-to-Permanent Loan

Dear [Borrower Name],

Congratulations. [Lending Institution Name] has conditionally approved your request for a VA Construction-to-Permanent loan for the property located at:

Property Address: [Subject Property Address / Legal Description]

Loan Details:
Estimated Loan Amount: $[Amount]
Loan Term: [Number of Months/Years]
Interest Rate: [Rate]% (Subject to lock-in agreement)

This conditional approval is based on a preliminary review of your creditworthiness and the information provided. Final approval is subject to the satisfaction of the following conditions:

- Receipt of a Certificate of Eligibility (COE) from the Department of Veterans Affairs.
- Satisfactory VA Appraisal and "Notice of Value" (NOV) for the proposed construction.
- Final review and approval of the builder's contract, plans, and specifications.
- Verification of builder's VA compliance and registration.
- Validation of final income, assets, and employment documentation.
- Satisfactory preliminary title report and evidence of hazard insurance.
- Execution of the Construction Loan Agreement and related disclosures.

Please note that this letter is not a final commitment to lend. The interest rate and terms are subject to change until a formal rate lock is executed. This approval will expire on [Expiration Date] if the conditions are not met or if there is a material change in your financial situation.

We look forward to working with you on the construction of your new home. Please contact [Loan Officer Name] at [Phone Number] if you have any questions.

Sincerely,

[Loan Officer Name]
[Title]
[NMLS ID Number]