

**Date:** [Date]

**Borrower(s):** [Borrower Name(s)]

**Property Address:** [Subject Property Address]

**Loan Amount:** \$[Amount]

**Loan Program:** Conventional Renovation Mortgage

Dear [Borrower Name(s)],

Congratulations! Your application for a Conventional Renovation Mortgage has been conditionally approved based on the preliminary review of your credit, income, and renovation plans. This approval is subject to the satisfaction of the conditions listed below.

### **Loan Details**

- **Purchase Price/Current Value:** \$[Amount]
- **Estimated Repair Costs:** \$[Amount]
- **After-Improved Value:** \$[Amount]
- **Interest Rate:** [Rate]%

### **Conditions for Final Approval**

To proceed to final approval and closing, the following items must be provided and verified:

- **Contractor Documentation:** Submission of contractor's license, insurance, and signed W-9.
- **Renovation Contract:** A fully executed contract between the borrower and a licensed contractor detailing the scope of work and timeline.
- **Detailed Bid/Estimate:** An itemized breakdown of labor and material costs for all proposed renovations.
- **Appraisal Report:** An appraisal reflecting the "Subject To" or "After-Improved" value of the property.
- **Homeowners Insurance:** Proof of insurance including a builder's risk endorsement or renovation coverage.
- **Updated Financials:** Most recent 30 days of paystubs and 2 months of bank statements.
- **Clear Title:** A final title commitment showing no restrictive liens.

This conditional approval is not a commitment to lend. Final approval is subject to a satisfactory review of all requested documents and no material change in your financial condition or credit status prior to closing.

Please submit the required documentation by [Due Date] to ensure a timely closing.

Sincerely,

[Loan Officer Name]

[Lending Institution Name]

[NMLS Number]

[Phone Number]