

**Date:** [Date]

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

**Property Address:** [Property Address]

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

**Renovation Funds:** \$[Renovation Budget Amount]

# Conditional Approval Letter: Jumbo Renovation Mortgage

Dear [Borrower Names],

Congratulations. Your application for a Jumbo Renovation Mortgage has been conditionally approved based on the financial information provided. This approval is subject to the satisfactory completion of the conditions listed below.

## 1. General Mortgage Conditions

- Verification of updated income and asset documentation.
- Satisfactory credit report update prior to closing.
- Final underwriting review of the purchase contract and title report.
- Proof of homeowners insurance including builder's risk coverage.

## 2. Renovation Specific Conditions

- **Contractor Approval:** Validation of the selected contractor's license, insurance, and references.
- **Work Write-up:** Review and approval of the final scope of work and construction timeline.
- **Appraisal:** Receipt of a "Subject To" appraisal confirming the "As-Completed" value meets the required Loan-to-Value (LTV) ratio for Jumbo guidelines.
- **Permits:** Submission of all necessary building permits required by local municipalities.

## 3. Financial Requirements

- Confirmation of required down payment and closing costs in the amount of \$[Amount].
- Verification of cash reserves as required by Jumbo lending standards (typically [Number] months of PITI).

This conditional approval is not a commitment to lend. A final commitment letter will be issued only after all conditions listed above are met and verified by our underwriting department. This approval expires on [Expiration Date].

Sincerely,

[Loan Officer Name]

[Company Name]

[NMLS Number]

[Phone Number]