

Date: [Current Date]

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

Property Address: [Property Street Address, City, State, Zip]

Loan Number: [Loan Number]

Dear [Borrower Name(s)],

Congratulations. [Lending Institution Name] is pleased to inform you that your mortgage loan application has been conditionally approved. This commitment is based on the following terms and is subject to the satisfaction of the conditions listed below.

Loan Terms

- **Loan Amount:** \$[Amount]
- **Loan Program:** [e.g., 30-Year Fixed]
- **Interest Rate:** [Rate]%
- **Term:** [Number of Months]
- **Commitment Expiration Date:** [Date]

Prior-to-Closing Conditions

This commitment is subject to the receipt, review, and approval of the following documentation:

- Satisfactory appraisal report showing a minimum value of \$[Amount].
- Verification of sufficient funds for down payment and closing costs.
- Current pay stubs covering the most recent 30-day period.
- Evidence of homeowner's insurance policy with [Lending Institution Name] as loss payee.
- Clear title report and title insurance commitment.
- Satisfactory final inspection of the property (if applicable).
- No material change in the borrower's financial condition or credit score prior to closing.

This letter is not a final approval. All conditions must be met to the satisfaction of the lender before loan documents can be executed. Please submit the required documentation no later than [Due Date] to ensure a timely closing.

Thank you for choosing [Lending Institution Name].

Sincerely,

[Loan Officer Name]

[Title]

[Lending Institution Name]

[Phone Number]