

**Date:** [Date]

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

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

**Loan Number:** [Loan Reference Number]

Dear [Borrower Name(s)],

We are pleased to inform you that [Lending Institution Name] has conditionally approved your application for a residential mortgage loan. This commitment is based on the information provided in your application and is subject to the satisfaction of the terms and conditions listed below.

### **Loan Terms**

- **Loan Amount:** \$[Amount]
- **Loan Product:** [e.g., 30-Year Fixed]
- **Interest Rate:** [Rate]% (Subject to lock-in agreement)
- **Loan Term:** [Number of months/years]
- **Combined Loan-to-Value (CLTV):** [Percentage]%

### **Conditions for Final Approval**

This commitment will remain valid until [Expiration Date], provided the following outstanding requirements are met to the satisfaction of the lender:

- Satisfactory appraisal report confirming a market value of at least \$[Amount].
- Evidence of valid homeowner's insurance policy with the lender listed as loss payee.
- Verification of current employment and updated paystubs within 30 days of closing.
- Clear title report and title insurance commitment.
- Verification of sufficient funds to cover down payment and closing costs.
- [Insert Additional Condition]
- [Insert Additional Condition]

### **Important Disclosures**

Any material change in your financial condition, credit score, or employment status prior to closing may result in the withdrawal of this commitment. This letter does not constitute a final approval to close until all conditions are officially cleared by our underwriting department.

Please sign and return a copy of this letter by [Deadline Date] to indicate your acceptance of these terms.

Sincerely,

[Loan Officer Name]  
[Title]  
[Lending Institution Name]

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**Acknowledgment:**

I/We accept the terms and conditions of this Conditional Mortgage Commitment.

\_\_\_\_\_  
Borrower Signature

\_\_\_\_\_  
Date