Date: [Insert Date]

Borrower Name(s): [Insert Name]
Property Address: [Insert Property Address]
Loan Number: [Insert Loan Number]

VA REFINANCE LOAN COMMITMENT LETTER

Dear [Borrower Name],

Congratulations. [Lender Name] is pleased to inform you that your application for a VA Refinance Loan has been approved. This commitment is issued based on the credit information and documentation provided to date.

LOAN TERMS:

- **Loan Amount:** $[Insert Amount]
- **Loan Type:** [VA IRRRL / VA Cash-Out]
- **Interest Rate:** [Insert Rate]%
- **Loan Term:** [Insert Years] Years
- **Estimated Monthly Payment:** $[Insert Amount]

CONDITIONS OF APPROVAL:

This commitment is subject to the following conditions being met prior to or at the time of closing:

1. Verification of active VA Eligibility and receipt of Certificate of Eligibility (COE).
2. Verification of current homeowner's insurance policy naming [Lender Name] as Loss Payee.
3. Satisfactory title insurance commitment and preliminary report.
4. Satisfactory VA Appraisal (if applicable for Cash-Out refinance).
5. No material change in your financial condition, employment status, or credit score prior to closing.
6. [Insert Additional Condition]

EXPIRATION:

This loan commitment and the locked interest rate will expire on [Insert Expiration Date]. Closing must occur on or before this date to maintain these terms.

Please contact your Loan Officer at [Phone Number] if you have any questions regarding these conditions or the next steps in the closing process.

Sincerely,

[Loan Officer Name]
[Lender Name]
[Lender Address]
NMLS #[Insert Number]

This is a conditional commitment and does not constitute a final loan approval. All federal and VA guidelines must be met prior to funding.