

**Date:** [Date]

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

**Property Address:** [Property Address]

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

**Loan Program:** [Loan Type]

Dear [Borrower Name],

We are pleased to inform you that your mortgage application has been conditionally approved. This means your credit, income, and assets have been reviewed and meet our initial lending criteria.

Final approval and funding of this loan are subject to the following primary condition:

- **Satisfactory Appraisal:** A professional appraisal must be completed to confirm the property's fair market value. The appraised value must support the purchase price and meet our Loan-to-Value (LTV) requirements.

Additional conditions required prior to closing include:

- Clear title report and title insurance.
- Proof of homeowners insurance.
- Verification of final employment status.
- [Insert Other Condition if applicable]

Please note that this letter is not a final commitment to lend. We will proceed with ordering the appraisal immediately. Once all conditions are met and the appraisal is reviewed, we will issue a final "Clear to Close."

If you have any questions, please contact your Loan Officer.

Sincerely,

[Loan Officer Name]

[Lending Institution Name]

[Phone Number]

[Email Address]