

**Date:** [Insert Date]

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

**Property Address:** [Insert Property Address]

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

**Loan Type:** [Insert Loan Program]

## **Subject: Conditional Loan Commitment**

Dear [Borrower Name],

Congratulations. We are pleased to inform you that your application for a residential mortgage loan has been preliminary approved based on the financial information provided.

This commitment is subject to the following primary condition:

- **Satisfactory Appraisal:** The lender must receive a written appraisal report prepared by a licensed appraiser. The property's market value must meet or exceed the purchase price of \$[Insert Price], and the property condition must meet our underwriting standards.

Additional conditions required prior to closing include:

- Verification of homeowners insurance coverage.
- Final review of credit report prior to funding.
- Satisfactory title insurance commitment.
- [Insert Additional Condition 1]
- [Insert Additional Condition 2]

This commitment is valid until [Insert Expiration Date]. Please note that any material change in your financial status, employment, or credit profile may result in the withdrawal of this approval.

We look forward to working with you to finalize your home purchase. Please contact us at [Insert Phone Number] if you have any questions.

Sincerely,

[Loan Officer Name]

[Lending Institution Name]

[NMLS Number]