

Date: [Date]

Borrower Name(s): [Borrower Names]

Property Address: [Property Address]

Loan Number: [Loan Number]

Dear [Borrower Name],

We are pleased to inform you that [Lender Name] has conditionally approved your mortgage loan application for the property located at the address listed above. This commitment is based on the financial information provided in your application and is subject to the following specific requirement:

Appraisal Contingency:

This commitment is strictly subject to the receipt of a satisfactory real estate appraisal report. The appraisal must be performed by a licensed professional appraiser selected or approved by [Lender Name]. The report must confirm that the fair market value of the property is at least \$[Purchase Price or Minimum Value] and that the property meets all secondary market and lender safety and habitability standards.

Loan Terms:

- **Loan Amount:** \$[Amount]
- **Loan Program:** [Program Type]
- **Interest Rate:** [Rate]%
- **Loan Term:** [Number of Months/Years]

Additional Conditions:

- Verification of clear and marketable title.
- Evidence of adequate homeowners insurance.
- No material change in the borrower's financial condition prior to closing.
- [Insert Additional Condition]

If the appraised value is lower than the amount specified above, the lender reserves the right to renegotiate the loan terms, require a higher down payment, or withdraw this commitment.

This commitment letter expires on [Expiration Date].

Sincerely,

[Officer Name]

[Title]

[Lender Name]