

Date: [Date]

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

Property Address: [Property Address, City, State, Zip]

Loan Number: [Loan Number]

Dear [Borrower Name],

We are pleased to inform you that your application for a VA Guaranteed Mortgage Loan has been conditionally approved. This letter serves as a formal commitment to provide financing under the following terms:

- **Loan Amount:** \$[Amount]
- **Interest Rate:** [Rate]%
- **Loan Term:** [Number of Months]
- **Loan Type:** VA Fixed/ARM

Conditions of Commitment:

This commitment is subject to the following specific requirements:

1. **Appraisal:** Receipt of a Department of Veterans Affairs (VA) Appraisal confirming a value of at least \$[Purchase Price/Appraised Value]. The property must meet all VA Minimum Property Requirements (MPRs).
2. **Certificate of Reasonable Value (CRV):** Issuance of a final Notice of Value (NOV) by the VA or a Staff Appraisal Reviewer (SAR).
3. **Verification:** Final verification of employment, income, and credit stability prior to closing.
4. **Insurance:** Evidence of a valid homeowner's insurance policy naming the lender as loss payee.
5. **Certificate of Eligibility:** Verification of your valid VA Certificate of Eligibility (COE).

Please note that this commitment is subject to the appraisal meeting or exceeding the sales price. If the appraised value is lower than the purchase price, you may have the option to pay the difference in cash, renegotiate the price with the seller, or withdraw from the transaction without penalty to your earnest money, per the VA Amendatory Clause.

This commitment will expire on [Expiration Date].

Sincerely,

[Lender Name]
[Loan Officer Name]
[Phone Number]
[NMLS ID]