

**Form B**  
Conditional Approval Letter

**Date:**

**Applicant:**

**Mortgage Broker or Loan Officer:**

License Number \_\_\_\_\_

Address \_\_\_\_\_

Phone # \_\_\_\_\_

**Loan** (describe as follows):

Loan Amount:

Interest Rate:

Interest Rate Lock Expires (if applicable):

Maximum Loan-to-Value Ratio:

Loan Type and Program:

Secondary financing terms (if applicable):

*Optional Information:*      *Points:*  
*Origination:* \_\_\_\_\_  
*Discount:* \_\_\_\_\_  
*Commitment:* \_\_\_\_\_  
*Other (describe):* \_\_\_\_\_

**Subject Property:**

Mortgage Broker has received a signed application from the Applicant.

Mortgage Broker has:

Reviewed applicant's credit report and credit score	____ Yes	____ Not Applicable
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Verified applicant's income	____ Yes	____ Not Applicable
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Verified applicant's  
available cash for  
down payment and  
closing costs

\_\_\_\_ Yes

\_\_\_\_ Not Applicable

Reviewed applicant's  
debts and other  
assets

\_\_\_\_ Yes

\_\_\_\_ Not Applicable

Applicant is approved for the Loan provided that the Applicant's creditworthiness and financial position do not materially change prior to closing and provided that:

1. The Subject Property is appraised for an amount not less than \$\_\_\_\_\_
2. The Lender does not object to encumbrances to title shown in the title commitment or survey;
3. The Subject Property's condition meets Lender's requirements
4. The Subject Property is insured in accordance with Lender's requirements;
5. The Applicant executes the loan documents Lender requires; and
6. The following additional conditions are complied with (list):

This Conditional Approval expires on \_\_\_\_\_.

\_\_\_\_\_  
Mortgage Broker or Loan Officer