

Specialized Construction Loan Pre-approval Template

Subject: Construction-to-Permanent Loan Pre-Approval

Dear [Builder/Contractor],

[Borrower Name] has been pre-approved for a construction-to-permanent mortgage loan up to \$[Amount] for their custom home building project. This specialized financing will cover both the construction phase and convert to a permanent mortgage upon completion.

Construction phase details:

- Maximum draw amount: \$[Amount]
- Interest-only payments during construction
- Expected construction timeline: [Months] months
- Builder approval: [Required/Completed]

Permanent loan conversion:

- Final loan amount up to: \$[Amount]
- Estimated permanent rate: [Rate]%
- [Term]-year amortization

This approval includes review of construction plans, builder credentials, and detailed cost estimates.

We are prepared to coordinate draw schedules with your construction timeline.

Please provide updated construction timeline and any plan modifications for our review.

Sincerely,

[Construction Loan Specialist Name]

[Lender Name]

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