

[Date]

[Client Name]

[Client Address]

[City, State, Zip Code]

Subject: Advisory Letter Regarding Home Equity Refinancing Feasibility

Dear [Client Name],

Pursuant to your request, we have completed a feasibility assessment regarding the refinancing of your home equity for the property located at [Property Address]. Based on our preliminary review of your financial data and current market conditions, we provide the following advisory summary:

1. Estimated Property Valuation

Based on current market trends and comparable sales in your area, the estimated value of your property is approximately \$[Amount].

2. Equity Position

With your current mortgage balance of \$[Amount], your estimated loan-to-value (LTV) ratio stands at [Percentage]%. Most lenders require an LTV of 80% or lower for optimal refinancing terms.

3. Credit and Income Analysis

Your current credit score of [Score] and debt-to-income (DTI) ratio of [Percentage]% suggest that you [meet / do not meet] the standard eligibility criteria for competitive interest rates at this time.

4. Feasibility Conclusion

[Option A: Refinancing is currently feasible and recommended to achieve your goal of lower monthly payments/cash-out.]

[Option B: Refinancing is feasible but may not provide significant cost savings due to current interest rate levels.]

[Option C: Refinancing is not recommended at this time due to [Reason].]

5. Next Steps

If you wish to proceed, we will need to formalize the application and order a professional appraisal. Please contact our office at [Phone Number] to schedule a follow-up consultation.

Sincerely,

[Your Name]

[Your Title]

[Company Name]