

Date: [Current Date]

To: [Borrower Name]

Address: [Borrower Address]

Subject: Pre-Qualification Letter for Mortgage Financing

Dear [Borrower Name],

We are pleased to inform you that based on a preliminary review of your financial information, you have been pre-qualified for a home mortgage loan as a first-time homebuyer. We understand that you operate as an independent contractor, and we have taken your self-employment income history into account for this assessment.

Loan Details:

- **Estimated Loan Amount:** \$[Amount]
- **Maximum Purchase Price:** \$[Amount]
- **Loan Type:** [e.g., Conventional, FHA]
- **Down Payment Amount:** [Amount/Percentage]

Conditions of Pre-Qualification:

This pre-qualification is based on the unverified information you provided regarding your 1099 income, tax returns, and credit score. This is not a final loan commitment. To receive final approval, the following must be completed:

- Verification of the last two years of signed federal tax returns (including Schedule C).
- Review of year-to-date Profit and Loss statements.
- Satisfactory appraisal of the subject property.
- Verification of sufficient funds for closing costs and reserves.
- No material change in your financial status or credit profile prior to closing.

Congratulations on taking this first step toward homeownership. We look forward to working with you throughout the home-buying process.

Sincerely,

[Loan Officer Name]

[Title]

[Company Name]

[NMLS Number]

[Phone Number]