

**Date:** [Date]

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

**Property Address:** [Property Address/TBD]

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# PRE-QUALIFICATION LETTER

To Whom It May Concern,

Based on a preliminary review of the information provided by [**Borrower Name**], who is currently operating as an Independent Contractor, I am pleased to confirm that they have been pre-qualified for a mortgage loan under our Non-Qualified Mortgage (Non-QM) program.

## Loan Details:

- **Loan Program:** [e.g., Bank Statement / 1099 Only / P&L Program]
- **Maximum Purchase Price:** \$[Amount]
- **Maximum Loan Amount:** \$[Amount]
- **Down Payment:** [Percentage]%

## Qualification Basis:

This pre-qualification is specifically tailored for self-employed individuals and independent contractors. We have reviewed the following documentation to verify cash flow and income stability:

- [X] months of personal/business bank statements or 1099 forms.
- Credit report and current credit score.
- Verification of liquid assets for down payment and reserves.

## Conditions:

This letter is not a final loan approval or a commitment to lend. Final approval is subject to:

1. Verification of all updated financial documentation.
2. A fully executed purchase agreement.
3. A satisfactory property appraisal and title report.
4. Final underwriting review and approval.

This pre-qualification is valid until [Expiration Date].

Sincerely,

[Loan Officer Name]

[Company Name]

[NMLS Number]

[Phone Number]

[Email Address]