

Date: [Date]

To: [Borrower Name]

Business Name: [DBA Name, if applicable]

Address: [Borrower Address]

Subject: Mortgage Pre-Qualification Letter

Dear [Borrower Name],

Based on a preliminary review of the financial information provided, including your self-employment income as a Sole Proprietor, [Lender Name] is pleased to inform you that you have been pre-qualified for a home mortgage loan.

Loan Details:

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

Conditions of Pre-Qualification:

This pre-qualification is based on unverified information provided by the borrower. Final approval is subject to the following:

- Verification of two years of signed Individual Tax Returns (Schedule C).
- Review of Year-to-Date Profit and Loss statement.
- Satisfactory credit report and score verification.
- A signed purchase agreement and satisfactory property appraisal.
- No material changes in financial status or self-employment status prior to closing.

This letter is not a formal commitment to lend. It is intended to assist you in your home search and offer process.

Sincerely,

[Loan Officer Name]

[Title]

[Lending Institution]

[NMLS Number]

[Phone Number]