

[Lender Name]
[Lender Address]
[City, State, Zip Code]
[Phone Number]

Date: [Current Date]

RE: Pre-Qualification for Non-Warrantable Condominium Financing

Borrower(s): [Borrower Full Name(s)]
Property Address: [Property Address, Unit #, City, State, Zip Code]
Project Name: [Condo Project Name]

To Whom It May Concern,

Based on a preliminary review of the credit information provided by the Borrower(s) and a review of the subject property's preliminary homeowners association (HOA) documentation, [Lender Name] has pre-qualified the Borrower(s) for the purchase of the non-warrantable condominium referenced above.

Loan Terms Under Consideration:

- **Purchase Price:** \$[Amount]
- **Loan Amount:** \$[Amount]
- **Down Payment:** [Percentage]%
- **Loan Program:** Non-Warrantable Portfolio Product

Our review indicates that this project is classified as "non-warrantable" due to [Reason, e.g., high concentration of investment units, commercial space square footage, or pending litigation]. [Lender Name] specifically offers financing programs designed for such properties.

This pre-qualification is subject to the following conditions:

1. Verification of all financial documentation (income, assets, and tax returns).
2. Satisfactory full appraisal of the subject property.
3. Final review and approval of a full Condo Project Questionnaire and HOA budget.
4. Verification of clear title and adequate master insurance policy.
5. No material change in the Borrower's financial status or credit score.

This letter is not a commitment to lend. A final loan approval is subject to a full underwriting review and the satisfaction of all loan conditions.

Sincerely,

[Loan Officer Signature]
[Loan Officer Name]

[NMLS ID #]
[Contact Email]