

[Lending Institution Name]  
[Address]  
[City, State, Zip Code]  
[Phone Number]

**Date:** [Current Date]

**RE: Lot and Construction Loan Pre-Qualification**

To Whom It May Concern,

We are pleased to inform you that [**Borrower Name(s)**] has been pre-qualified for a Lot and Construction Loan based on a preliminary review of their credit report, income documentation, and financial information provided to our institution.

**Loan Details:**

- **Maximum Total Loan Amount:** \$[Amount]
- **Estimated Lot Purchase Price:** \$[Amount]
- **Estimated Construction Costs:** \$[Amount]
- **Loan Term:** [Number of Months] (Construction Phase)

This pre-qualification is based on the following property assumptions:

- **Property Address/Legal Description:** [Address or Lot Number]
- **Property Type:** [Single Family Residence/Other]

Please note that this letter does not constitute a formal commitment for a loan. Final approval is subject to the following conditions:

1. Execution of a formal loan application.
2. Satisfactory appraisal of the land and the proposed construction plans (As-Built Value).
3. Review and approval of the builder/contractor and construction contract.
4. Verification of all updated financial documents, including income and assets.
5. Clear title report and proof of adequate insurance.
6. No material change in the borrower's financial condition or credit score.

This pre-qualification expires on [Expiration Date].

Sincerely,

[Loan Officer Name]  
[Title]  
[NMLS Number]