

[Lending Institution Name]

[Address]

[City, State, Zip Code]

[Phone Number]

Date: [Date]

RE: PRE-QUALIFICATION LETTER

To Whom It May Concern,

We are pleased to confirm that **[Borrower Name(s)]** has been pre-qualified for a conventional mortgage loan for the purchase of a waterfront vacation home. This determination is based on a preliminary review of the borrower's credit report, income documentation, and stated assets.

Loan Details:

- **Maximum Purchase Price:** \$[Amount]
- **Loan Amount:** \$[Amount]
- **Down Payment:** [Percentage]%
- **Loan Type:** [Fixed/ARM]

Property Requirements:

This pre-qualification specifically accounts for the additional costs associated with waterfront properties, including but not limited to, estimated flood insurance premiums and shoreline maintenance assessments. The final loan approval is subject to:

- A signed purchase agreement for a property located at [Property Address, if known].
- A satisfactory appraisal confirming the value and "as-is" condition of the waterfront site.
- Verification of clear title and acceptable elevation certificates/flood zone status.
- No material change in the borrower's financial position prior to closing.

This letter is not a commitment to lend, but rather an estimate of the borrower's purchasing power. We are prepared to move toward a formal commitment once a property is identified.

Sincerely,

[Loan Officer Name]

[Title]

[NMLS Number]