

Date: [Date]

To: [Borrower Name]

Address: [Borrower Address]

Subject: Mortgage Pre-Qualification Letter

Dear [Borrower Name],

Based on a preliminary review of the unverified information you provided regarding your income, assets, and current credit profile, [Lending Institution Name] is pleased to provide this pre-qualification letter for a residential mortgage loan.

Pre-Qualification Terms:

- **Maximum Purchase Price:** \$[Amount]
- **Loan Program:** [e.g., FHA / Subprime / Non-QM]
- **Down Payment Required:** [Percentage/Amount]%
- **Estimated Interest Rate:** [Rate]%

Please note that this pre-qualification is specifically tailored to your current credit standing. As a credit-challenged borrower, this assessment is subject to the following conditions:

- Satisfactory verification of all employment and income documentation.
- Full credit report analysis and explanation of any derogatory marks or recent late payments.
- The appraisal of the subject property meeting all lender requirements.
- Proof of sufficient funds for down payment and closing costs.
- Final approval by our underwriting department.

This letter is not a commitment to lend. It is intended to assist you in your home search by establishing a baseline for your purchasing power. Rates and terms are subject to change based on market fluctuations and final risk assessment.

We look forward to working with you to secure your home financing.

Sincerely,

[Loan Officer Name]

[Title]

[NMLS Number]

[Lending Institution Name]

[Phone Number]