

Date: [Date]

To: [Borrower Name]

Property Address: [Property Address or TBD]

Loan Amount: \$[Amount]

Dear [Borrower Name],

Based on our preliminary review of your financial profile, including your current income, available assets, and your ongoing credit-rebuilding efforts, [Lending Institution Name] has pre-qualified you for a residential mortgage loan under our Portfolio Lending Program.

As a portfolio lender, we look beyond traditional credit scores to evaluate your overall financial health and recent payment consistency. This pre-qualification is based on the following terms:

- **Loan Program:** Portfolio Selective (Non-QM)
- **Purchase Price:** \$[Amount]
- **Down Payment:** [Percentage]%
- **Loan Term:** [Number of Months/Years]

This pre-qualification is subject to the following conditions:

1. Verification of updated credit report showing continued adherence to your credit-rebuilding plan.
2. Final underwriting approval of all income and asset documentation.
3. A satisfactory appraisal of the subject property.
4. No material change in your financial position or employment status prior to closing.

This letter is not a formal commitment to lend but serves as an indication of your ability to secure financing through our specialized portfolio products. We look forward to working with you toward a successful closing.

Sincerely,

[Loan Officer Name]

[Title]

[NMLS Number]

[Lending Institution Name]

[Phone Number]