

Date: [Date]

To: [Borrower Name(s)]

Property Address: [Property Address, if known]

RE: Mortgage Pre-Qualification - Commingled Business/Personal Funds Program

Dear [Borrower Name],

Based on a preliminary review of your credit profile and the bank statements provided, [Lender Name] is pleased to confirm that you are pre-qualified for a mortgage loan under our Bank Statement Program for self-employed borrowers.

Loan Terms:

- **Maximum Loan Amount:** \$[Amount]
- **Estimated Purchase Price:** \$[Amount]
- **Down Payment:** [Percentage]%
- **Loan Program:** [12/24] Month Bank Statement (Commingled)

Qualification Basis:

This pre-qualification is specifically based on the analysis of bank accounts where business and personal funds are commingled. We have applied a [Percentage]% expense factor to the total eligible deposits to determine a qualifying monthly income of \$[Amount].

Conditions for Final Approval:

- Verification of [Number] months of consecutive bank statements.
- A fully executed purchase agreement.
- Satisfactory appraisal of the subject property.
- Verification of sufficient liquid assets for closing costs and required reserves.
- No material change in financial status, credit score, or employment.

This letter is for pre-qualification purposes only and does not constitute a formal commitment to lend. Final loan approval is subject to a full underwriting review of all required documentation.

Sincerely,

[Loan Officer Name]

[Title]

[NMLS Number]

[Lender Name]