

[Date]

[Borrower Name]
[Borrower Address]
[City, State, Zip Code]

Subject: Professional Degree Exception Pre-Qualification Letter

Dear [Borrower Name],

We are pleased to inform you that based on a preliminary review of your application and professional credentials, you have been pre-qualified for the Professional Degree Exception mortgage program.

Loan Details:

- **Maximum Loan Amount:** \$[Amount]
- **Program Type:** [Loan Product Name]
- **Down Payment Requirement:** [Percentage/Amount]

Exception Criteria Met:

This pre-qualification is based on your status as a practicing professional in the field of [Medical/Legal/Accounting/Engineering] and utilizes specific underwriting exceptions regarding [Debt-to-Income ratios / Student Loan deferment treatment / Employment start date].

Conditions of Approval:

This letter is not a formal loan commitment. Final approval is subject to the following:

- Verification of active professional license or proof of graduation.
- Signed employment contract or verification of current income.
- Satisfactory appraisal of the subject property.
- Final review of credit, assets, and liabilities.

This pre-qualification is valid until [Expiration Date]. We look forward to assisting you with your home purchase.

Sincerely,

[Loan Officer Name]
[Title]
[Lending Institution Name]
[NMLS Number]
[Phone Number]