[Lending Institution Name]
[Address]
[City, State, Zip Code]
[Phone Number]

Date: [Current Date]

RE: FHA MANUAL UNDERWRITING PRE-APPROVAL LETTER

Borrower(s): [Borrower Name(s)]
Property Address: [Property Address or "TBD"]

To Whom It May Concern,

Based on a preliminary review of the credit, income, and asset documentation provided by the above-named Borrower(s), [Lending Institution Name] has pre-approved the Borrower(s) for an FHA-insured mortgage loan under manual underwriting guidelines as per HUD Handbook 4000.1.

Loan Terms:

- **Maximum Sales Price:** $[Amount]
- **Maximum Loan Amount:** $[Amount]
- **Loan Type:** FHA Fixed Rate
- **Down Payment:** [Percentage]%

Underwriting Conditions:

This pre-approval is specifically based on manual underwriting criteria, including but not limited to:

- Verification of debt-to-income (DTI) ratios within FHA manual benchmarks.
- Verification of required cash reserves as per HUD guidelines.
- A minimum of 12 months satisfactory housing payment history (if applicable).
- Verification of compensating factors (if DTI exceeds standard thresholds).

This letter is not a final commitment to lend. Final approval is subject to a fully executed sales contract, a satisfactory property appraisal, clear title report, and a final review of all updated documentation by our underwriting department to ensure compliance with all federal and FHA requirements.

This pre-approval expires on [Expiration Date].

Sincerely,

[Loan Officer Name]
[Title]
[NMLS Number]
[Contact Email/Phone]