

Date: [Date]

To: [Borrower Name(s)]

Property Address: [Property Address or "TBD"]

Dear [Borrower Name],

We are pleased to inform you that you have been pre-approved for a Non-Qualified Mortgage (Non-QM) loan based on our Bank Statement Program. This determination is based on a preliminary review of your credit report and the bank statements provided for income verification.

Loan Terms & Conditions:

- **Maximum Loan Amount:** \$[Amount]
- **Minimum Down Payment:** [Percentage]%
- **Loan Program:** [12 or 24] Month Bank Statement Program
- **Property Type:** [Single Family/Condo/Multi-Unit]
- **Occupancy:** [Primary/Investment/Secondary]

This pre-approval is subject to the following conditions:

1. Execution of a fully signed purchase agreement.
2. A satisfactory appraisal report to verify property value and condition.
3. A final title search and proof of valid homeowners insurance.
4. Verification that no material changes have occurred in your financial status, credit score, or employment prior to closing.
5. Final underwriting approval by the lending institution.

This letter is not a commitment to lend. It is intended to assist you in your home search and to demonstrate your purchasing power to sellers.

Sincerely,

[Loan Officer Name]

[NMLS Number]

[Lending Institution Name]

[Phone Number]

[Email Address]