

Date: [Date]

To: [Borrower Name(s)]

Property Address: [Property Address or TBD]

RE: Pre-Approval for Interest Only Non-QM Mortgage Loan

To Whom It May Concern,

We are pleased to inform you that [Borrower Name(s)] has been pre-approved for a residential mortgage loan based on a review of their credit report, financial documentation, and initial application. This approval is specifically for a **Non-Qualified Mortgage (Non-QM)** program with an **Interest Only** payment option.

Loan Terms & Specifications:

- **Maximum Purchase Price:** \$[Amount]
- **Maximum Loan Amount:** \$[Amount]
- **Down Payment:** [Percentage]%
- **Loan Program:** Non-QM Interest Only
- **Interest Only Period:** [Number of Years] Years
- **Documentation Type:** [e.g., Bank Statements / P&L / DSCR / Full Doc]

This pre-approval is subject to the following conditions:

1. Execution of a fully signed Purchase Agreement.
2. A satisfactory appraisal of the subject property.
3. Verification of clear and marketable title.
4. Final underwriting review and approval of updated financial documents.
5. No material change in the borrower's financial condition, credit score, or employment status.

This letter is not a commitment to lend, but rather a preliminary determination of eligibility based on the information provided to date. This pre-approval is valid until [Expiration Date].

Sincerely,

[Loan Officer Name]

[Title]

[Company Name]

[NMLS Number]

[Phone Number]

[Email Address]