

**Date:** [Date]

**To:** [Borrower Name(s)]

**Property Address:** [Property Address or "TBD"]

## **Subject: Conditional Pre-Approval Letter - Bank Statement Loan Program**

Dear [Borrower Name],

We are pleased to inform you that you have been conditionally pre-approved for a mortgage loan under our Bank Statement Program. This determination is based on a preliminary review of your self-employed income as calculated from the bank statements provided.

### **Loan Terms:**

- **Maximum Loan Amount:** \$[Amount]
- **Purchase Price:** \$[Amount]
- **Loan Program:** [e.g., 12-Month/24-Month Bank Statement Program]
- **Minimum Down Payment:** [Percentage]%

### **Conditions for Final Approval:**

This pre-approval is subject to the following conditions, including but not limited to:

- A fully executed purchase agreement.
- Satisfactory appraisal report showing sufficient collateral value.
- Verification of available funds for down payment and closing costs.
- Final underwriting review of full documentation and updated credit report.
- No material change in your financial condition or credit score.

This letter is not a commitment to lend. Final approval is contingent upon meeting all investor and secondary market guidelines.

Sincerely,

[Loan Officer Name]

[Title]

[NMLS Number]

[Lending Institution]

[Phone Number]