

Date: [Date]

To: [Borrower Name(s)]

Address: [Borrower Property Address/Current Address]

Subject: PRE-APPROVAL LETTER (Bank Statement Program)

Dear [Borrower Name],

We are pleased to inform you that based on a preliminary review of your credit profile and business/personal bank statements, you have been pre-approved for a mortgage loan under our Entrepreneur Bank Statement Program.

Loan Terms and Conditions:

- **Maximum Loan Amount:** \$[Amount]
- **Purchase Price:** \$[Amount]
- **Loan Program:** [e.g., 12-Month or 24-Month Bank Statement Program]
- **Down Payment:** [Percentage/Amount]%
- **Property Type:** [Single Family/Condo/Multi-Unit]

This pre-approval is based on the following self-employed income documentation:

- Average monthly deposits calculated from [Number] months of bank statements.
- Credit report and score of [Score].
- Review of business ownership and industry type.

This letter is not a final commitment to lend. Final approval is subject to the following:

1. A fully executed purchase agreement.
2. Satisfactory appraisal of the subject property.
3. Final verification of business existence and current standing.
4. No material change in your financial condition or credit score prior to closing.

This pre-approval expires on [Expiration Date].

Sincerely,

[Loan Officer Name]

[Title]

[NMLS Number]

[Lending Institution Name]

[Phone Number]