

Date: [Date]

To: [Borrower Name]

Address: [Borrower Address]

Subject: Conditional Pre-Approval - Bank Statement Loan Program

Dear [Borrower Name],

Based on a preliminary review of your self-employed financial profile and the [12/24] months of personal/business bank statements provided, we are pleased to inform you that you have been pre-approved for the following loan terms under our Non-QM Bank Statement Program:

- **Maximum Loan Amount:** \$[Amount]
- **Estimated Purchase Price:** \$[Amount]
- **Loan Program:** Bank Statement (Self-Employed)
- **Property Type:** [Single Family / Condo / Multi-Unit]
- **Loan-to-Value (LTV):** [Percentage]%

This pre-approval is based on the verified monthly income average derived from your bank statement deposits rather than traditional tax returns. Please note that this is a conditional pre-approval and is subject to the following requirements:

1. Execution of a formal loan application (1003).
2. Verification of a fully executed purchase contract for the subject property.
3. A satisfactory appraisal report to confirm property value and condition.
4. Verification of sufficient funds to cover the down payment and closing costs.
5. No material change in your credit score or financial status prior to closing.
6. Final underwriting approval.

This letter is valid until [Expiration Date]. We look forward to working with you to finalize your home financing.

Sincerely,

[Loan Officer Name]

[Title]

[Company Name]

[NMLS Number]

[Phone Number]