

Date: [Date]

To: [Borrower Name(s)]

Property Address: [Property Address or "TBD"]

RE: PRE-APPROVAL LETTER (Non-QM Bank Statement Program)

Dear [Borrower Name],

We are pleased to inform you that you have been pre-approved for a mortgage loan under our Non-Qualified Mortgage (Non-QM) Bank Statement Program. This determination is based on a preliminary review of your self-employed cash flow as documented by the bank statements provided.

Loan Terms & Conditions:

- **Maximum Purchase Price:** \$[Amount]
- **Maximum Loan Amount:** \$[Amount]
- **Minimum Down Payment:** [Percentage]%
- **Loan Program:** [e.g., 12 or 24 Month Bank Statement Program]
- **Loan Term:** [e.g., 30-Year Fixed]

This pre-approval is subject to the following conditions:

1. Execution of a fully signed Purchase Agreement.
2. A satisfactory appraisal report to support the purchase price and property condition.
3. Verification of sufficient liquid assets to cover the down payment, closing costs, and required cash reserves.
4. Final underwriting approval of the complete loan file.
5. No material change in your financial condition, credit score, or employment status prior to closing.

This letter is not a commitment to lend but is an evaluation of your creditworthiness based on the Non-QM guidelines currently in effect. This pre-approval expires on [Expiration Date].

Congratulations on your home search. Please have your Real Estate Agent contact us if they have any questions regarding this letter.

Sincerely,

[Loan Officer Name]

[Title]

[NMLS Number]

[Company Name]

[Phone Number]

[Email Address]