

**Date:** [Current Date]

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

**Subject:** Pre-Approval for Twelve-Month Bank Statement Loan Program

Dear [Borrower Name],

We are pleased to inform you that based on a preliminary review of your financial documentation and bank statements, you have been pre-approved for our Twelve-Month Bank Statement Mortgage Program. This program is specifically designed for self-employed individuals, utilizing your business or personal cash flow rather than traditional tax returns.

**Pre-Approval Details:**

- **Maximum Loan Amount:** \$[Amount]
- **Estimated Purchase Price:** \$[Amount]
- **Down Payment Required:** [Percentage]%
- **Property Type:** [Single Family/Condo/Multi-Unit]
- **Occupancy:** [Primary/Secondary/Investment]

**Calculated Qualifying Income:**

Your qualifying monthly income has been calculated at \$[Amount] based on the average deposits from your provided bank statements for the period of [Start Date] to [End Date], applying a standard expense factor of [Percentage]%.

**Conditions for Final Approval:**

This pre-approval is subject to the following conditions:

- A fully executed purchase agreement.
- Satisfactory appraisal report for the subject property.
- Clean title report and proof of homeowners insurance.
- Verification of liquid assets required for closing and reserves.
- No significant change in your credit score or financial situation prior to closing.

This letter is valid until [Expiration Date]. We look forward to assisting you with your home purchase.

Sincerely,

[Loan Officer Name]

[Company Name]

[NMLS Number]

[Phone Number]