

Date: [Current Date]

To: [Seller Name / Interested Parties]

Subject: Mortgage Pre-Approval Letter - Concurrent Closing

To Whom It May Concern,

We are pleased to confirm that [**Borrower Name(s)**] has been pre-approved for a mortgage loan in the amount of \$[**Loan Amount**] for the purchase of the property located at [**Property Address**].

This approval is based on a preliminary review of the borrower's credit, income, and asset documentation. This pre-approval is specifically structured for a **concurrent closing** (simultaneous close). It is understood and acknowledged that the funding of this new mortgage is contingent upon the successful sale and closing of the borrower's current residence located at [**Borrower's Current Property Address**], which is currently [under contract/listed for sale].

Loan Terms:

- **Loan Type:** [e.g., Conventional, FHA, VA]
- **Purchase Price:** \$[Amount]
- **Down Payment:** \$[Amount]
- **Interest Rate:** [Rate]% (Fixed/Adjustable)

This commitment is subject to the following standard conditions:

1. Verified executed closing disclosure (CD) from the sale of the current residence.
2. Final satisfactory appraisal of the target property.
3. No material change in the borrower's financial condition or credit score.
4. Satisfactory title commitment and proof of insurance.

Our team is prepared to work closely with all parties involved to ensure both transactions close smoothly and simultaneously. Please feel free to contact me directly at [Phone Number] or [Email Address] with any questions.

Sincerely,

[Loan Officer Name]

[NMLS Number]

[Lending Institution Name]