Date: [Date]

To: [Borrower Name]
Address: [Borrower Address]
Loan Number: [Loan Number]

Subject: Pre-Approval Letter - Retirement Asset Qualification

Dear [Borrower Name],

We are pleased to inform you that based on a preliminary review of your provided financial documentation, you have been pre-approved for a mortgage loan using Retirement Asset Dissipation/Distribution as a qualifying income source.

Pre-Approval Terms:

- **Maximum Loan Amount:** $[Amount]
- **Verified Retirement Assets:** $[Total Asset Value]
- **Calculated Monthly Income:** $[Monthly Amount]
- **Loan Program:** [Program Name]
- **Property Type:** [Property Type]

Conditions of Pre-Approval:

This pre-approval is subject to the following conditions:

1. Verification that retirement accounts (401k, IRA, Keogh, etc.) are vested and accessible without immediate penalty.
2. The assets must remain in the account(s) until the time of closing unless used for the down payment or closing costs.
3. A satisfactory appraisal of the subject property.
4. Final underwriting approval and verification of clear title.
5. No material change in your financial condition, credit score, or employment status.

This letter is not a final commitment to lend. This pre-approval is valid until [Expiration Date].

Sincerely,

[Loan Officer Name]
[Title]
[NMLS Number]
[Lending Institution Name]
[Phone Number]