[Lender Name]
[Lender Address]
[City, State, Zip Code]

[Date]

[Borrower Name]
[Borrower Address]
[City, State, Zip Code]

RE: Pre-Approval for Mortgage Financing - Trust Fund Asset Depletion

Dear [Borrower Name],

We are pleased to inform you that based on a preliminary review of your financial documentation, [Lender Name] has granted you pre-approval for a mortgage loan in the amount of up to $[Loan Amount].

This pre-approval is based on an Asset Depletion underwriting analysis of your Trust Account held at [Financial Institution Name], account number ending in [XXXX]. Under this calculation, the current vested value of the trust assets is divided by the loan term to establish a monthly qualifying income of $[Calculated Monthly Income].

This pre-approval is subject to the following conditions:

- Verification that the trust is irrevocable or provides consistent access to funds.
- Confirmation that the trust assets are liquid and held in US-based accounts.
- A fully executed purchase agreement for a property located in [State].
- A satisfactory appraisal of the subject property.
- No material changes to your credit profile or the total value of the trust assets.

This letter is for informational purposes and does not constitute a final commitment to lend. Final approval is subject to a full review by our underwriting department.

Sincerely,

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