

[Lending Institution Name]

[Lender Address]

[City, State, Zip Code]

[Phone Number]

Date: [Current Date]

RE: Pre-Approval for Single Property Financing

Borrower(s): [Borrower Full Name(s)]

Property Address: [Full Property Address, City, State, Zip]

To Whom It May Concern,

Based on a preliminary review of the credit documentation and financial information provided by the Borrower(s) listed above, [Lending Institution Name] has pre-approved the Borrower(s) for the purchase of the specific property located at the address referenced above.

The terms of this pre-approval are as follows:

- **Maximum Purchase Price:** \$[Amount]
- **Loan Amount:** \$[Amount]
- **Loan Type:** [e.g., Conventional, FHA, VA]
- **Down Payment:** [Percentage or Dollar Amount]

This pre-approval is specifically issued for the property located at **[Property Address]** and is subject to the following conditions:

1. Execution of a final purchase agreement.
2. A satisfactory property appraisal supporting the purchase price.
3. A satisfactory title commitment and proof of homeowners insurance.
4. No material change in the Borrower's financial condition, credit score, or employment status prior to closing.
5. Final underwriting approval by [Lending Institution Name].

This letter is not a commitment to lend, but rather an indication of the Borrower's creditworthiness and ability to secure financing for this specific property.

This pre-approval expires on: [Expiration Date]

Sincerely,

[Loan Officer Name]

[Title]

[NMLS Number]

[Email Address]