

Date: [Date]

Borrower Name: [Borrower Name]

Business Name: [Business Name]

Loan Number: [Loan Number]

Property Address: [Property Address]

Dear [Borrower Name],

Congratulations. Your mortgage application has been conditionally approved based on the preliminary review of your self-employed financial profile. This approval is subject to the satisfaction of the conditions listed below.

Loan Terms:

- **Loan Amount:** \$[Amount]
- **Loan Program:** [Program Name]
- **Interest Rate:** [Rate]%

Conditions for Final Approval:

- Signed and dated federal tax returns (personal and business) for the last two years, including all schedules and K-1s.
- Year-to-date Profit and Loss (P&L) Statement and Balance Sheet signed by the borrower.
- Validation of business existence via business license or Secretary of State filing.
- Evidence of [Number] months of business bank statements.
- Satisfactory appraisal of the subject property.
- Proof of homeowners insurance policy.
- Verification that no new debts have been incurred prior to closing.

This conditional approval is not a commitment to lend. All conditions must be met and verified by our underwriting department before final loan documents can be issued. This approval is valid until [Expiration Date].

Please contact us at [Phone Number] or [Email Address] to submit the required documentation.

Sincerely,

[Loan Officer Name]

[Company Name]

[NMLS Number]