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

[Date]

[Borrower Name(s)]
[Property Address]
[Loan Number]

Subject: Notice of Eligibility for Mortgage Assumption

Dear [Borrower Name],

We are writing to formally notify you that the mortgage loan associated with the property located at [Property Address] has been reviewed and is deemed eligible for assumption. This determination is based on the original terms of the security instrument and current regulatory guidelines.

The proposed successor, [Transferee Name], may apply to assume the legal obligations of the existing mortgage. Please be advised that eligibility for assumption is subject to the following conditions:

- **Credit Qualification:** The transferee must meet all current credit, income, and debt-to-income requirements.
- **Application Package:** Completion of a full assumption application and submission of all required financial documentation.
- **Fees:** Payment of an assumption fee in the amount of $[Amount], plus any applicable processing and credit report fees.
- **Release of Liability:** Upon successful closing of the assumption, the original borrower [may/will] be released from further liability under the Note.

This letter serves as an invitation to begin the formal application process and does not constitute a final approval of the transfer. All terms and conditions of the original Note and Deed of Trust remain in full effect until a formal Assumption Agreement is executed by all parties.

To proceed, please contact our Assumption Department at [Phone Number] or [Email Address] to request the application package.

Sincerely,

[Authorized Representative Name]
[Title]
[Lender Name]