Self-Employed Borrower Conditional Pre-approval Letter

Subject: Conditional Mortgage Pre-approval - Self-Employed Application

Dear [Borrower Name],

We are pleased to extend a conditional pre-approval for your mortgage application in the amount of $[Amount] at an estimated rate of [Rate]%.

As a self-employed borrower, your income verification requires additional documentation. We have reviewed your preliminary financial information and conditionally approve your loan subject to:

Required Documentation:

- Complete personal and business tax returns for the past 2 years (all schedules)
- Year-to-date profit and loss statement
- Year-to-date balance sheet
- Business license and proof of business continuity (2+ years)
- CPA letter verifying income if applicable
- Bank statements (business and personal) for 3 months

Additional Conditions:

- Verification that business income trend is stable or increasing
- Debt-to-income ratio calculated using 24-month average income
- Property appraisal meeting purchase price
- Minimum credit score maintained at [Score]
- Adequate cash reserves (typically 6-12 months)

Self-employed applications require thorough documentation, but your financial profile shows strong qualifying potential. This conditional approval is valid until [Date].

Sincerely,

[Loan Officer Name]

[Lender Name]

[Contact Details]