

November 14, 2022
Expires on December 14, 2022



MORTGAGE ON A MISSION

Doing the most good, at the best price. Guaranteed.

CONDITIONAL PRE-QUALIFICATION LETTER

This is not a loan approval or commitment to lend.

Buyer Name,

My team has reviewed your credit report and scores, income, available cash to close, debts, and assets. Based on the information that you have provided, I have determined that you are eligible and qualified to meet the financial requirements of the loan with terms described below.

Sales Price: \$400,000	Loan Amount: \$380,000
Qualifying Interest Rate: 6.50%*	Loan Term: 30 years
Maximum Loan-To-Value: 95%	Loan Type: Conventional Fixed-Rate

This Conditional Pre-Qualification Letter is being issued, following our review of your W2s, paystubs, bank statements for cash to close, tax returns, credit reports and scores, debts and liabilities, and/or other sources of information.

Although you are conditionally pre-qualified, keep in mind that this is not a loan approval or a commitment to lend on the terms described above. Approval of the loan by the lender requires that 1) you provide the subject property address to complete the loan application, 2) provide additional supporting documents as requested, 3) the lender to verify the information you provide, 4) your financial status and credit report to remain substantially the same until the loan closes, 5) the collateral for the loan to satisfy the lender's requirements, 6) the loan as described to remain available in the market, and 7) you execute all documents the lender requires. This Conditional Pre-Qualification expires 30 days from today's date, listed above. **Seller's agent may contact my team with any additional questions.**

Sincerely,

Ben Strube
NMLS 1541555

** The qualifying rate is one of several interest rates that you qualify for, based on your FICO credit score and the loan program indicated. The lender may offer you additional interest rate options, and the rate and APR will be listed on the Loan Estimate. This disclosure to you fulfills the requirements provided under state law in the Texas Administrative Code, 7 TAC §81.201(a).*

☎ 972-299-3661

📍 701 Commerce Street #609 Dallas, TX 75202

✉ ben@mortgagemission.org



MortgageMission.org

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To Whom It May Concern,

This letter is to verify the work that has been completed to pre-qualify the Home Buyer for a 30-year fixed-rate Conventional loan. The work that has been completed includes a review of all necessary financial documentation to verify income and assets that are acceptable to lenders for the Conventional loan program with Fannie Mae. Not all Pre-Approval Letters are created equal, and it can be difficult as a listing agent to identify a strong buyer from a weak one. Here are a few reasons why this is a strong buyer:

- The buyer has been at their current job 2+ years. No employment gaps, and no risk of losing their job.
- The buyer is relying solely on a base salary income to qualify. No bonus, overtime, or commissions.
- The down payment and closing costs are verified with bank statements. No gift funds.
- Credit scores are good, and all debt liabilities have been accounted for.
- Prior to submitting the offer on this home, we have verified the property taxes, HOA dues (if any) and the entire housing payment which has been verified to not exceed the lender's limits for this buyer.

I am highly confident of this buyer's ability to qualify for financing, as the owner of the company. In fact, we have received Approve/Eligible findings from Automated Underwriting (AUS). I have no doubt that the buyer will easily obtain lender approval once a contract has been executed. If you have any questions, please contact me directly by calling **972-299-3661** or emailing me at Ben@MortgageMission.org.

Ben Strube

www.MortgageMission.org

Owner, Grameen Mortgage LLC, NMLS 2014212
NMLS 1541555 and TREC 777400

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Instructions for the Home Buyer

Dear Home Buyer,

Congrats on receiving this Pre-Qualification Letter. Keep in mind a few things, as you make offers on homes:

- Before you submit an offer on a home, always email me the property address to verify the property taxes.
- Do not apply for any other debts right now, without letting me know first.
- Keep making all minimum payments on debt obligations.
- Keep your job! If you are currently working overtime, continue at your current pace. Do not take time off, go on vacation, or take a new job without consulting me first.
- Maintain the current level of funds in your bank account. Do not deposit cash greater than \$1000.
- Have the following documents ready to send to me, within 3 days of the sellers accepting your offer:
 1. The home purchase contract with seller's signatures.
 2. Copy of most recent bank statement and paycheck stub.
 3. Contact info for HR contact to verify employment (name, email, phone number).
 4. Quote for home insurance, to indicate the annual premium cost.
 5. Additional documents that I will request, once you are under contract.

Ben Strube

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