

Caughman Mason Loan Services

PRE-APPROVAL LETTER

Borrower: Letoya Mason
Email: letoya@caughmanmason.com
Phone: 8453956627

Loan Amount: \$125000.0

Loan Type: FHA

Property Value: \$None

Address: None

Principal & Interest: \$830.79

Taxes: \$0

Insurance: \$0

PMI: \$0

Total Payment: \$830.79

LTV: N/A

Front-End DTI: N/A

Back-End DTI: N/A

AI Underwriting Summary:

****Caughman Mason Loan Services****

****Pre-Approval Narrative for Borrower: Letoya Mason****

****Loan Amount Requested: \$125,000****

****Loan Type: FHA****

Borrower Strength Profile

- ****Credit History**:** Not provided; requires assessment of credit score and history to determine reliability.
- ****Income Verification**:** Documentation needed to confirm income stability and adequacy for loan repayment.
- ****Employment Stability**:** Verification required to ensure consistent employment history.

Eligibility Assessment

- ****Loan Type**:** FHA financing is generally accessible for borrowers with lower credit scores and higher debt-to-income ratios.
- ****Debt-to-Income (DTI)**:** Front and back DTI ratios not provided; essential for evaluating borrowing capacity and loan affordability.

- **Loan-to-Value (LTV)**: Not specified; critical to ascertain property valuation and equity position.

Recommended Program(s)

- **FHA Loan**: Suitable for borrowers with limited down payment options and flexible credit criteria.

- **Consideration of Conventional Alternatives**: Based on borrower profile post-verification, additional loan products may be explored.

Risk Commentary

- **Preliminary Risk Indicators**: Lack of DTI and LTV data presents a significant gap in risk assessment.

- **Potential for Default**: Assessment of income and credit history will be crucial in evaluating overall repayment risk.

Red Flags

- **Incomplete Financial Data**: Absence of DTI and LTV information introduces uncertainty in lending decision.

- **No PMI Indication**: Suggests lack of mortgage insurance, which could affect loan terms and borrower protection.

Conditions Needed

- **Credit Report**: Request a comprehensive credit report to evaluate financial reliability.

- **Income Documentation**: Pay stubs, tax returns, and any additional income verification.

- **Property Appraisal**: Conduct an appraisal to determine the property's market value and establish LTV.

Clear Next Steps

1. **Gather Required**

Generated on February 05, 2026 by Caughman Mason Loan Services.

This pre-approval is subject to underwriting verification and property approval.

A handwritten signature in blue ink, appearing to read "Signature".

Loan Officer — Caughman Mason Loan Services

NMLS: N/A

Phone: N/A

Email: officer@loanmvp.com