

# 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\*\***

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#### ### 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.

*Signature*

Loan Officer — Caughman Mason Loan Services

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