

## **Sample Lender Approval Letter**

(Company) is in receipt of the Truckee Home Access Program (THAP) Documents (attached) - [Program Guidelines](#), [Deed Restriction](#), [Promissory Note](#), and [Deed of Trust](#).\*

All adult household members are required to sign the Deed Restriction, Deed of Trust and be on title;

(Company) confirms we can lend on a property under the Truckee Home Access Program. We understand THAP accepts only 30-year fixed rate, fully documented conventional loans, and that (Company) first mortgage Deed of Trust will be subordinate to the Town's Deed Restrictions. THAP funds are reserved and awarded after the borrower is in contract and has applied and been approved for final THAP Property approval. We agree the following recording order:

1. THAP Deed Restrictions in favor of Town of Truckee
2. First Mortgage Deed of Trust in favor of our lender
3. Down Payment Assistance Loan Deed of Trust (If applicable and with Town approval)
4. THAP Deed of Trust in favor of Town of Truckee
5. Notice of Default in favor of Town of Truckee

Signed: XXXXXXXX