Pre Qualified vs Pre Approved

One is a guess. The other wins houses.

PRE QUALIFICATION

A quick estimate based on what you tell the lender, nothing verified. Fine for early browsing, but listing agents know it is soft.

PRE APPROVAL

Credit pulled, income and assets reviewed, an underwriting grade opinion of what you can borrow. This is the letter that makes sellers take your offer seriously.

LEVEL THREE: UNDERWRITTEN APPROVAL

Some lenders can fully underwrite you before you shop, making your offer nearly as strong as cash with a fast close. Ask for it if your timeline allows.

GET OFFER READY

- **Pre approval beats pre qualification, always**
- **Costs nothing, no obligation**
- **Usually valid for 60 to 90 days**
- **Refreshing it later is quick**
- **Sellers read the letter before your offer**

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