

**Date:** [Date]

**To:** [Borrower Name/Entity Name]

**Property Address:** [Subject Property Address, City, State, Zip]

**RE: DEBT SERVICE COVERAGE RATIO (DSCR) PRE-QUALIFICATION LETTER**

To Whom It May Concern,

Based on a preliminary review of the financial information and credit profile provided by [Borrower Name], I am pleased to inform you that the borrower is pre-qualified for a Non-QM DSCR investment property loan under the following estimated terms:

- **Loan Program:** DSCR (Investor Cash Flow)
- **Purchase Price:** \$[Amount]
- **Loan Amount:** \$[Amount]
- **Down Payment:** [Percentage]%
- **Estimated Interest Rate:** [Rate]%
- **Loan Term:** [Term, e.g., 30-Year Fixed]

**Qualification Requirements:**

This pre-qualification is specifically based on the Debt Service Coverage Ratio (DSCR), where the qualification is determined by the rental income of the subject property rather than the borrower's personal income or employment verification. The following conditions apply:

- Subject property must meet a minimum DSCR ratio of [Ratio, e.g., 1.00].
- Final appraisal must include a Form 1007 or 216 Rent Schedule to confirm market rent.
- Verification of liquid reserves amounting to [Number] months of PITI.
- Maintenance of a minimum credit score of [Score].

This letter is not a formal commitment to lend. Final approval is subject to a satisfactory appraisal, clear title report, and a full underwriting review of all final loan documents and property characteristics.

This pre-qualification is valid until [Expiration Date].

Sincerely,

[Loan Officer Name]  
[Title]  
[Company Name]  
[NMLS Number]  
[Phone Number]  
[Email Address]