

**Date:** [Date]

**To:** [Borrower Name/Real Estate Agent Name]

**Subject:** Pre-Qualification for No Ratio Investment Property Loan

To Whom It May Concern,

We are pleased to confirm that [**Borrower Name**] has been pre-qualified for a No Ratio (DSCR) Investment Property mortgage loan based on a preliminary review of their credit profile and investment strategy.

**Loan Terms and Conditions:**

- **Maximum Loan Amount:** \$[Amount]
- **Property Type:** Non-Owner Occupied / Investment Property
- **Estimated Down Payment:** [Percentage]%
- **Minimum Credit Score:** [Score]
- **Loan Program:** No Ratio / Debt Service Coverage Ratio (DSCR)

**Key Program Details:**

This pre-qualification is based on a "No Ratio" program, meaning the borrower's personal income, tax returns, and employment history are not used to determine eligibility. Qualification is primarily based on the property's ability to generate rental income and the borrower's creditworthiness.

**Conditions for Final Approval:**

- Fully executed purchase contract.
- Satisfactory appraisal report showing sufficient rental income.
- Clean title report and proof of hazard insurance.
- Verification of liquid assets for down payment and closing costs.
- Final underwriting approval and no material change in credit status.

This letter is not a commitment to lend, but a pre-qualification based on the information provided to date.

Sincerely,

[Loan Officer Name]

[Company Name]

[NMLS Number]

[Phone Number]

[Email Address]