[Lender Name]
[Lender Address]
[City, State, Zip Code]
[Phone Number]

[Date]

[Borrower Name]
[Borrower Address]
[City, State, Zip Code]

RE: Pre-Qualification Letter for Commercial Bridge Financing

To Whom It May Concern,

Based on our preliminary review of the financial information provided by [Borrower Name/Entity Name], we are pleased to confirm that the Borrower is pre-qualified for a commercial bridge loan for the acquisition or refinancing of the property located at:

Property Address: [Subject Property Address]

Proposed Loan Terms:

- **Loan Amount:** Up to $[Amount]
- **Loan-to-Value (LTV):** [Percentage]%
- **Loan Term:** [Number] Months
- **Interest Rate:** [Interest Rate]% (Subject to market fluctuations)
- **Amortization:** [Interest Only / Amortization Schedule]

This pre-qualification is based on the initial documentation provided, including [list documents, e.g., credit report, property summary, and financial statements]. This letter does not constitute a formal commitment to lend. Final approval is subject to, but not limited to, the following conditions:

- Satisfactory third-party reports (Appraisal, Phase I Environmental, Property Condition Report).
- Verification of all financial data and liquid assets.
- Final underwriting approval and committee review.
- Clear title and acceptable insurance coverage.

This pre-qualification is valid until [Expiration Date]. We look forward to working with you to complete this transaction.

Sincerely,

[Signature]
[Name of Loan Officer]
[Title]
[Lending Institution]