[Lending Institution Name]
[Address Line 1]
[City, State, Zip Code]
[Phone Number]

Date: [Current Date]

RE: CONSTRUCTION BRIDGE LOAN PRE-QUALIFICATION

Borrower(s): [Borrower Name(s)]
Project Address: [Property Address/Legal Description]
Estimated Loan Amount: $[Amount]

To Whom It May Concern:

Based on our preliminary review of the financial information provided by the Borrower(s) listed above, [Lending Institution Name] has pre-qualified the Borrower(s) for a construction bridge loan in the amount of $[Amount].

This pre-qualification is based on the following estimated terms:

- **Loan Purpose:** [Acquisition/Renovation/New Construction]
- **Loan Term:** [Number of Months]
- **Estimated Interest Rate:** [Rate]%
- **Maximum Loan-to-Value (LTV):** [Percentage]%

This letter is issued for the purpose of demonstrating financial capacity to initiate the project and/or acquire the subject property. Please note that this is a **pre-qualification only** and does not constitute a formal commitment to lend. Final approval is subject to, but not limited to, the following conditions:

- Verification of all updated financial documentation.
- Satisfactory professional appraisal of the subject property.
- Review and approval of detailed construction plans, budgets, and permits.
- Satisfactory title search and proof of insurance.
- Final underwriting approval by the Credit Committee.

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

Sincerely,

[Signature]

[Name of Loan Officer]
[Title]
[NMLS Number, if applicable]