Date: [Date]

Lender Name: [Lender Name/Company]
Address: [Lender Address]
Phone: [Lender Phone Number]

RE: Bridge Loan Pre-Qualification Letter

To Whom It May Concern,

Based on a preliminary review of the financial information provided by **[Borrower Name]** (the "Borrower"), we are pleased to confirm that the Borrower is pre-qualified for an investment property bridge loan for the acquisition of the property located at:

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

Proposed Loan Terms:

- **Maximum Loan Amount:** $[Amount]
- **Estimated Loan-to-Value (LTV):** [Percentage]%
- **Loan Term:** [Number of Months] months
- **Property Type:** [e.g., Single Family / Multi-Family / Residential Investment]

This pre-qualification is based on the following conditions:

1. Satisfactory review of a formal loan application.
2. Verification of all financial documentation and liquid assets.
3. A professional appraisal confirming the property's current and/or "after-repair" value.
4. Clear title report and proof of adequate insurance.
5. Final underwriting approval by the lending committee.

Please note that this letter is not a binding commitment to lend. It is intended to demonstrate the Borrower's current financial capability to proceed with the transaction based on the initial data provided.

If you have any questions regarding this pre-qualification, please contact me directly at [Phone Number] or [Email].

Sincerely,

[Signature]
[Name of Loan Officer]
[Title]
[Company Name]