

[Lender Company Name]

[Lender Address]

[City, State, Zip Code]

[Phone Number]

[Date]

RE: Bridge Loan Pre-Qualification Letter

To Whom It May Concern,

This letter serves to confirm that **[Borrower Name/Entity]** has been pre-qualified for a real estate bridge loan based on a preliminary review of their financial information and the proposed collateral property located at:

Property Address: [Subject Property Address]

Proposed Loan Terms:

- **Maximum Loan Amount:** \$[Amount]
- **Loan-to-Value (LTV):** [Percentage]%
- **Loan Term:** [Number of Months] Months
- **Interest Rate:** [Percentage]% (Subject to market fluctuations)

This pre-qualification is based on the following conditions:

1. Satisfactory review of a formal loan application.
2. A professional appraisal confirming the property value.
3. Clean title report and proof of property insurance.
4. Verification of a viable exit strategy (e.g., sale of asset or long-term refinancing).
5. Final approval from the [Lender Name] Credit Committee.

Please note that this letter is not a formal commitment to lend. This pre-qualification is subject to change based on further due diligence or changes in the borrower's financial status.

Sincerely,

[Officer Name]

[Officer Title]

[Lender Company Name]