

Date: [Date]

Borrower Name: [Borrower Name]

Property Address: [Property Address or TBD]

RE: Short-Term Bridge Loan Pre-Qualification

To Whom It May Concern,

We are pleased to inform you that [Borrower Name] has been pre-qualified for a short-term bridge loan with [Lender Name] for the acquisition or refinancing of the property located at [Property Address].

Based on our preliminary review of the borrower's financial information and credit profile, the following terms have been approved for pre-qualification:

- **Loan Amount:** Up to \$[Amount]
- **Loan-to-Value (LTV):** [Percentage]%
- **Loan Term:** [Number of Months] months
- **Interest Rate:** [Rate]% (Interest-only)
- **Purpose:** [Purchase / Refinance / Bridge-to-Permanent]

This pre-qualification is subject to the following conditions:

- A formal appraisal and valuation of the subject property.
- Verification of clear title and property insurance.
- Submission and review of final loan documentation.
- No material change in the borrower's financial condition prior to closing.

This letter is issued for informational purposes and does not constitute a final binding commitment to lend. This pre-qualification is valid until [Expiration Date].

Sincerely,

[Officer Name]

[Title]

[Lender Name / Company]

[Phone Number]

[Email Address]