Date: [Date]

To: [Borrower Name(s)]
Property Address: [Subject Property Address]

Dear [Borrower Name(s)],

Based on our preliminary review of the financial information provided, [Lender Name] is pleased to confirm that you are pre-qualified for a commercial/residential bridge loan. This pre-qualification is based on the following estimated terms:

- **Maximum Loan Amount:** $[Amount]
- **Loan Term:** [Number] Months
- **Interest Rate:** [Rate]% (Floating/Fixed)
- **Lien Position:** [First/Second] Deed of Trust
- **Loan-to-Value (LTV):** Up to [Percentage]%

Conditions for Final Approval:

- Satisfactory professional appraisal of the subject property.
- Clean title report and proof of valid property insurance.
- Verification of liquidity and exit strategy (e.g., sale of existing property or permanent refinancing).
- Final review of all updated credit and financial documentation.
- Satisfactory execution of all final loan documents.

Please note that this letter is a conditional pre-qualification and does not constitute a formal commitment to lend. Final approval is subject to a full underwriting process and the satisfaction of all lender requirements.

This pre-qualification expires on [Expiry Date].

Sincerely,

[Loan Officer Name]
[Title]
[Lender/Company Name]
[Phone Number]
[Email Address]