

Date: [Date]

Lender Name: [Lender Name]

Loan Officer: [Officer Name]

NMLS ID: [NMLS Number]

Borrower Name: [Borrower/Entity Name]

Subject Property: [Property Address or "TBD Investment Property"]

RE: DSCR NON-QM PRE-APPROVAL LETTER

To Whom It May Concern,

Based on a preliminary review of the information provided by the Borrower, [Lender Name] has pre-approved the Borrower for a Debt Service Coverage Ratio (DSCR) Non-Qualified Mortgage loan for the purchase of an investment property.

Loan Terms & Requirements:

- **Maximum Loan Amount:** \$[Amount]
- **Maximum LTV:** [Percentage]%
- **Minimum DSCR Ratio:** [Ratio, e.g., 1.00x]
- **Property Type:** [e.g., Single Family, 2-4 Units, Condo]
- **Occupancy:** Non-Owner Occupied (Investment Only)

This pre-approval is based solely on the property's ability to generate rental income to cover the monthly debt service (PITIA). This loan does not require personal income verification or employment history from the Borrower.

Conditions for Final Approval:

1. Fully executed purchase contract.
2. Appraisal report with a Form 1007 Rent Schedule confirming market rent.
3. Verification of sufficient liquid assets for down payment, closing costs, and required reserves.
4. Clear title report and proof of hazard insurance.
5. No material change in the Borrower's credit profile.

This letter is for informational purposes and is not a formal commitment to lend. All loans are subject to final underwriting approval and satisfactory property collateral.

Sincerely,

[Signature]

[Name]

[Title]

[Phone Number]
[Email]