

Date: [Date]

To: [Borrower Name/Entity Name]

Property Address: [Property Address or TBD]

RE: PRE-APPROVAL LETTER (Investor Cash Flow / DSCR Program)

Dear [Borrower Name],

We are pleased to inform you that you have been pre-approved for an Investor Cash Flow (Debt Service Coverage Ratio) Non-QM mortgage loan. This determination is based on a preliminary review of your credit profile and the anticipated rental income of the subject investment property.

Loan Terms & Conditions:

- **Maximum Loan Amount:** \$[Amount]
- **Minimum Down Payment:** [Percentage]%
- **Loan Program:** Investor Cash Flow / DSCR
- **Occupancy:** Non-Owner Occupied (Investment)
- **Required DSCR Ratio:** [Ratio, e.g., 1.00 or higher]

Standard Conditions for Final Approval:

- Full appraisal report confirming property value and fair market rent (Form 1007).
- Executed purchase agreement for the subject property.
- Verification of liquid assets for down payment and required cash reserves.
- Clear title report and proof of adequate hazard insurance.
- Satisfactory final review of credit and background.

This letter is not a commitment to lend. Final loan approval is subject to a satisfactory appraisal of the subject property and underwriting of all final documentation. This pre-approval is valid until [Expiration Date].

Sincerely,

[Loan Officer Name]

[Title]

[Company Name]

[NMLS Number]

[Phone Number]