

**Date:** [Date]

**To:** [Borrower Name/Entity]

**Property Address:** [Property Address or "TBD"]

**Subject: Conditional Pre-Approval for DSCR Financing**

Dear [Borrower Name],

We are pleased to provide this conditional pre-approval for a Debt Service Coverage Ratio (DSCR) mortgage loan based on our preliminary review of your application and investment profile.

**Loan Terms & Conditions:**

- **Maximum Loan Amount:** \$[Amount]
- **Maximum LTV:** [Percentage]%
- **Estimated Interest Rate:** [Percentage]%
- **Minimum DSCR Requirement:** [Ratio, e.g., 1.15x]
- **Loan Term:** [Years]
- **Prepayment Penalty:** [Terms]

**Conditions for Final Approval:**

This pre-approval is subject to the following requirements:

1. Satisfactory appraisal confirming the property's Fair Market Rent (Form 1007 or 1025).
2. Final verification that the property's rental income meets the minimum DSCR threshold.
3. Review and approval of the preliminary title report and insurance.
4. Verification of liquid assets for down payment, closing costs, and required reserves.
5. Satisfactory credit check and background review of all guarantors.

This letter is for informational purposes for real estate offers and does not constitute a formal commitment to lend. Final approval is contingent upon a full underwriting review of the specific subject property and updated financial documentation.

Sincerely,

[Lender Name]

[Company Name]

[Phone Number]

[Email Address]