

**Date:** [Date]

**To:** [Seller Name / Real Estate Agent Name]

**Subject:** Mortgage Pre-Approval - Investor Cash Flow (DSCR) Program

Dear [Recipient Name],

This letter serves as formal pre-approval for **[Borrower Name/Entity Name]** for a mortgage loan to purchase the investment property located at:

**Property Address:** [Property Address, City, State, Zip]

**Loan Terms and Conditions:**

- **Loan Program:** Investor Cash Flow / DSCR (Debt Service Coverage Ratio)
- **Maximum Purchase Price:** \$[Amount]
- **Maximum Loan Amount:** \$[Amount]
- **Minimum Down Payment:** [Percentage]%
- **Loan Type:** [Fixed Rate / ARM]

**Qualification Basis:**

This pre-approval is specifically based on the Investor Cash Flow (DSCR) program, which qualifies the borrower based on the subject property's ability to generate rental income sufficient to cover the monthly debt service (PITIA). This loan does not require the verification of the borrower's personal income, debt-to-income (DTI) ratio, or employment history.

**Conditions for Final Approval:**

- A formal appraisal confirming a Debt Service Coverage Ratio of at least [Ratio, e.g., 1.0x].
- Clean and marketable title report.
- Final underwriting review of the executed purchase contract.
- Satisfactory evidence of liquid assets for down payment and closing costs.

This letter is not a commitment to lend, but a preliminary determination of eligibility based on a review of the borrower's credit profile and the proposed investment strategy. This pre-approval is valid until [Expiration Date].

Sincerely,

[Loan Officer Name]

[Title]

[Lending Institution Name]

[NMLS Number]

[Phone Number]  
[Email Address]