

Date: [Date]

To: [Seller Name / Listing Agent Name]

Property Address: [Subject Property Address]

RE: DSCR PRE-APPROVAL LETTER

To Whom It May Concern,

This letter serves as formal pre-approval for **[Borrower Name/Entity Name]** for a multi-family investment property loan. Based on our preliminary review of the borrower's credit profile and investment experience, they are qualified for the following financing terms:

- **Loan Program:** Debt Service Coverage Ratio (DSCR)
- **Maximum Purchase Price:** \$[Amount]
- **Maximum Loan Amount:** \$[Amount]
- **Down Payment:** [Percentage]%
- **Minimum DSCR Ratio Required:** [Ratio, e.g., 1.15x]

This pre-approval is specifically for an investment-purpose loan where the primary qualification is the rental income potential of the subject property rather than the borrower's personal income. Our review confirms that the borrower has the liquid assets necessary for the down payment, closing costs, and required cash reserves.

Final loan approval is subject to the following conditions:

1. Satisfactory appraisal report confirming value and market rent (Form 1007 or 1025).
2. Final underwriting review of the executed purchase contract.
3. Clean title report and proof of hazard insurance.
4. No material change in the borrower's financial position.

This letter is valid until [Expiration Date]. We are prepared to move quickly toward a closing once the contract is fully executed.

Sincerely,

[Loan Officer Name]

[Title]

[Lending Institution Name]

[Phone Number]

[Email Address]

[NMLS Number]