

**[Lender Name/Company Logo]**

[Lender Address]

[City, State, Zip Code]

[Phone Number]

[Email Address]

**Date:** [Current Date]

**RE: Non-QM Investor DSCR Pre-Approval Letter**

**Borrower Name(s):** [Borrower Name]

**Property Type:** [Single Family / 2-4 Unit / Condo]

**Transaction Type:** Investment Purchase

To Whom It May Concern,

Based on a preliminary review of the credit profile and investment credentials provided by [Borrower Name], we are pleased to confirm that the borrower is pre-approved for a Non-QM Debt Service Coverage Ratio (DSCR) mortgage loan under the following terms:

- **Maximum Purchase Price:** \$[Amount]
- **Maximum Loan Amount:** \$[Amount]
- **Minimum Down Payment:** [Percentage]%
- **Loan Program:** Non-QM Investor DSCR

**Program Specifics:**

This approval is based on the DSCR program, which qualifies the borrower based on the subject property's ability to generate monthly rental income sufficient to cover the monthly debt service (Principal, Interest, Taxes, Insurance, and HOA), rather than the borrower's personal income or employment verification.

**Conditions of Approval:**

This pre-approval is subject to the following conditions:

1. Execution of a formal purchase agreement for a qualifying investment property.
2. A certified appraisal report confirming a DSCR ratio of at least [Ratio, e.g., 1.00x].
3. Satisfactory title commitment and proof of hazard insurance.
4. Final underwriting review and verification of cash reserves required for closing.
5. No material change in the borrower's credit score or financial position.

This letter is not a commitment to lend. Final approval is subject to a full appraisal and satisfactory review of the collateral property.

Sincerely,

[Loan Officer Name]

[Title]

[NMLS Number]

[Phone Number]