

Date: [Date]

To: [Seller Name / Listing Agent Name]

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

RE: DSCR MORTGAGE PRE-APPROVAL LETTER

To Whom It May Concern,

This letter serves as formal notification that **[Borrower Name/Entity Name]** has been pre-approved for a Debt Service Coverage Ratio (DSCR) real estate investment loan with **[Lender Name]**.

The approval is based on the following preliminary terms:

- **Maximum Loan Amount:** \$[Amount]
- **Minimum Down Payment:** [Percentage]%
- **Loan Type:** DSCR Investment (Non-Owner Occupied)
- **Required DSCR Ratio:** [Ratio, e.g., 1.0x or 1.25x]

As this is a DSCR loan, the qualification is primarily based on the subject property's ability to generate sufficient rental income to cover the monthly debt obligations (Principal, Interest, Taxes, Insurance, and HOA), rather than the borrower's personal income or employment history.

This pre-approval is subject to the following conditions:

1. Execution of a formal purchase agreement.
2. A satisfactory appraisal report verifying the property value and market rent (Form 1007 or 1025).
3. Final verification of title, hazard insurance, and property condition.
4. No material change in the borrower's credit profile or liquidity.

We are prepared to move forward with the underwriting process immediately upon receipt of a fully executed contract.

Sincerely,

[Loan Officer Name]

[Title]

[Lender Name]

[Phone Number]

[Email Address]

[NMLS Number]