

**Date:** [Date]

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

**Address:** [Borrower Address]

**RE: PRE-APPROVAL LETTER - DSCR REAL ESTATE PORTFOLIO LOAN**

Dear [Borrower Name],

Based on our preliminary review of your credit profile and the high-level financial data provided for your real estate portfolio, [Lending Institution Name] is pleased to provide this conditional pre-approval for a Debt Service Coverage Ratio (DSCR) loan.

**Loan Terms & Conditions:**

- **Maximum Loan Amount:** \$[Amount]
- **Loan Program:** DSCR Portfolio Financing
- **Estimated Interest Rate:** [Rate]%
- **Minimum Required DSCR:** [Ratio, e.g., 1.20x]
- **Maximum Loan-to-Value (LTV):** [Percentage]%
- **Collateral:** [Description of Properties/Portfolio]

**Subject To:**

This pre-approval is subject to a formal underwriting process, which includes but is not limited to:

1. Verification of individual property rental income and lease agreements.
2. Satisfactory third-party appraisals for all assets in the portfolio.
3. Review of property taxes, insurance, and HOA dues (PITIA).
4. Final review of credit reports and background checks.
5. Clear title commitment for all collateral properties.

This letter is not a commitment to lend. It is intended for use in negotiating real estate acquisitions and expires on [Expiration Date].

Sincerely,

[Loan Officer Name]

[Title]

[Lending Institution Name]

[Phone Number]

[Email Address]