

[Lender Company Name]
[Lender Address]
[City, State, Zip Code]
[Phone Number]

Date: [Date]

RE: BRIDGE LOAN PRE-APPROVAL LETTER

Borrower: [Borrower Name/Entity Name]
Property Type: Multi-Family Residential
Property Address: [Property Address or "TBD"]
Number of Units: [Number of Units]

To Whom It May Concern,

Based on our preliminary review of the financial information and credit profile provided by [Borrower Name], [Lender Company Name] is pleased to issue this pre-approval for a bridge loan for the acquisition and/or renovation of the multi-family investment property referenced above.

The proposed loan terms are as follows:

- **Maximum Loan Amount:** Up to \$[Amount]
- **Loan-to-Value (LTV):** [Percentage]%
- **Loan-to-Cost (LTC):** [Percentage]%
- **Loan Term:** [Number] Months
- **Interest Rate:** [Rate]% (Interest Only)
- **Purpose:** Multi-Family Investment / Value-Add

This pre-approval is subject to the following conditions:

- Receipt and satisfactory review of a formal loan application.
- Satisfactory professional appraisal and property inspection.
- Review of the property's current rent roll and historical operating statements.
- Verification of liquidity and available capital for the required down payment and closing costs.
- Final underwriting approval and clear title commitment.

This letter is intended for use in the submission of purchase offers and does not constitute a formal commitment to lend. This pre-approval shall remain valid until [Expiration Date].

Sincerely,

[Signature]

[Name of Loan Officer]
[Title]
[Lender Company Name]