

**[Lender Name/Financial Institution]**

[Lender Address]

[City, State, Zip Code]

[Date]

**RE: LETTER OF PRE-APPROVAL FOR JOINT VENTURE ACQUISITION financing**

To [Borrower Name/Joint Venture Entity Name],

Based on our preliminary review of the financial information, track record, and qualifications provided for the Principals of **[Joint Venture Name]**, we are pleased to issue this pre-approval letter for the acquisition of a multi-family property.

**Loan Terms and Parameters:**

- **Maximum Loan Amount:** \$[Amount]
- **Property Type:** Multi-Family (Residential 5+ Units)
- **Estimated Loan-to-Cost (LTC):** Up to [Percentage]%
- **Estimated Loan-to-Value (LTV):** Up to [Percentage]%
- **Interest Rate:** [Rate]% (Subject to market conditions)
- **Amortization:** [Number] Years
- **Loan Term:** [Number] Months/Years

**Conditions of Approval:**

This pre-approval is subject to the following requirements:

1. Satisfactory review of the executed Joint Venture Agreement.
2. Receipt and approval of a formal Purchase and Sale Agreement for the subject property.
3. A professional appraisal confirming the value and market rent assumptions.
4. Detailed review of property operating statements, rent rolls, and physical inspections.
5. Final underwriting approval and background verification of all equity partners.

This letter is intended for discussion purposes and does not constitute a legal commitment to lend. This pre-approval is valid until [Expiration Date].

Sincerely,

[Signature]

[Name of Loan Officer]

[Title]

[Phone Number]

[Email Address]