

**[Lending Institution Name]**

[Address]

[City, State, Zip Code]

[Phone Number]

[Email]

**Date:** [Current Date]

**RE: Pre-Approval for Portfolio Multi-Family Investment Financing**

**To Whom It May Concern:**

This letter serves to confirm that **[Borrower Name/Entity Name]** has been pre-approved by [Lending Institution Name] for a commercial real estate loan to facilitate the acquisition of a multi-family portfolio.

Our preliminary underwriting department has reviewed the borrower's financial statements, credit history, and proof of funds. Based on this assessment, the borrower is qualified for financing under the following preliminary terms:

- **Maximum Loan Amount:** \$[Amount]
- **Asset Type:** Multi-Family Residential Portfolio
- **Maximum Loan-to-Value (LTV):** [Percentage]%
- **Debt Service Coverage Ratio (DSCR) Requirement:** [Ratio]
- **Property Location:** [State/Region or "Nationwide"]

This pre-approval is subject to the following conditions:

1. Satisfactory review of the rent rolls and operating statements for the specific properties.
2. A professional appraisal meeting our institutional standards.
3. Acceptable environmental reports and property inspections.
4. Final approval from our Loan Committee.
5. No material change in the borrower's financial condition prior to closing.

The borrower is currently in a strong position to execute on a purchase agreement and we are prepared to move toward a formal commitment upon receipt of a signed contract.

Sincerely,

[Signature]

**[Officer Name]**

[Title]

[Lending Institution Name]