

[Lending Institution Name]  
[Address]  
[City, State, Zip Code]  
[Phone Number]

[Date]

**RE: Pre-Approval for 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 mortgage loan to purchase a multi-family investment property (2-4 units or 5+ units).

The pre-approval is based on a preliminary review of the borrower's credit history, financial statements, and experience in real estate investment. The terms of the pre-approval are as follows:

- **Maximum Loan Amount:** \$[Amount]
- **Maximum Purchase Price:** \$[Amount]
- **Required Down Payment:** [Percentage]%
- **Loan Type:** [Commercial/Residential Investment]
- **Property Type:** Multi-Family (Residential/Commercial)

This pre-approval is subject to the following conditions:

1. Satisfactory appraisal of the subject property to meet Loan-to-Value (LTV) requirements.
2. Verification of property income, expenses, and Debt Service Coverage Ratio (DSCR).
3. Review and approval of the final purchase contract.
4. No material change in the borrower's financial condition or credit rating prior to closing.

This letter is not a commitment to lend, but rather an indication of the borrower's borrowing capacity based on the information provided to date. This pre-approval expires on [Expiration Date].

Sincerely,

[Loan Officer Name]  
[Title]  
[NMLS Number, if applicable]