

Date: [Date]

To: [Borrower Name/Entity]

Address: [Borrower Address]

Subject: Pre-Approval for Commercial Property Bridge Loan

Dear [Borrower Name],

We are pleased to inform you that [Lender Name] has completed a preliminary review of your financial information and credit profile. Based on our initial assessment, you have been pre-approved for a commercial bridge loan for the acquisition or refinancing of the property located at:

Property Address: [Property Address/Description]

Preliminary Loan Terms:

- **Loan Amount:** Up to \$[Amount]
- **Loan-to-Value (LTV):** [Percentage]%
- **Estimated Interest Rate:** [Interest Rate]%
- **Loan Term:** [Number of Months] months
- **Amortization:** [Interest Only / Amortization Schedule]
- **Security:** First Mortgage/Deed of Trust on the subject property

This pre-approval is subject to the following conditions:

1. Satisfactory appraisal of the subject property by an approved appraiser.
2. Environmental reports (Phase I) satisfactory to the lender.
3. Final review and approval of the property's rent roll and operating statements.
4. Verification of liquidity and available capital for closing costs and equity requirements.
5. Final underwriting approval and formal commitment from our credit committee.

Please note that this letter is not a formal commitment to lend, but rather an indication of our intent to proceed based on the information provided to date. This pre-approval shall expire on [Expiration Date].

We look forward to working with you to close this transaction.

Sincerely,

[Signature]

[Name of Loan Officer]

[Title]

[Lending Institution Name]