

Date: [Insert Date]

Borrower Name: [Insert Borrower Name]

Property A Address: [Insert Subject Property Address]

Property B Address: [Insert Collateral Property Address]

Subject: Pre-Approval Letter - Cross-Collateralized Bridge Loan

To Whom It May Concern,

This letter serves as formal notification that [**Lender Name**] has pre-approved [**Borrower Name**] for a cross-collateralized bridge loan to facilitate the purchase of the property located at [**Subject Property Address**].

This approval is based on a preliminary review of the borrower's creditworthiness and the combined equity available in the following properties:

- **Primary Collateral:** [Subject Property Address]
- **Additional Collateral:** [Secondary Property Address]

Loan Terms:

- **Maximum Loan Amount:** \$[Amount]
- **Loan Term:** [Number of Months]
- **Lien Position:** [First/Second] Mortgage on all referenced properties.

This pre-approval is subject to the following conditions:

1. Satisfactory independent appraisals for all properties involved.
2. Verification of clear title and adequate insurance coverage.
3. Final underwriting approval of the borrower's financial documentation.
4. No material change in the borrower's financial condition prior to closing.

This letter is not a commitment to lend and is intended for informational purposes for real estate agents and sellers to demonstrate the borrower's financial capacity.

Sincerely,

[Signature]

[Loan Officer Name]

[Title]

[Lender Name]

[Phone Number]
[Email Address]