

**[Lender Name/Logo]**

[Lender Address]

[City, State, Zip Code]

[Phone Number]

[Date]

**RE: FIX AND FLIP BRIDGE LOAN PRE-APPROVAL**

To Whom It May Concern,

This letter serves as formal pre-approval for **[Borrower Name/Entity Name]** regarding a short-term bridge loan for the acquisition and renovation of residential investment property.

Based on our preliminary review of the borrower's financial profile, creditworthiness, and investment experience, **[Lender Name]** has pre-approved the borrower for the following terms:

- **Maximum Loan Amount:** \$[Amount]
- **Maximum Loan-to-Cost (LTC):** [Percentage]%
- **Maximum Loan-to-Value (LTV):** [Percentage]% of After Repair Value (ARV)
- **Rehab Funding:** Up to 100% of renovation costs included in loan amount
- **Loan Term:** [Number] Months
- **Property Type:** 1-4 Unit Residential Investment

**Conditions of Financing:**

This pre-approval is subject to a formal appraisal, a detailed renovation budget review, clear title, and the satisfactory evaluation of a specific subject property. This letter is not a commitment to lend but indicates that the borrower meets our initial underwriting guidelines for a fix and flip bridge loan.

We are prepared to move quickly toward closing once a property is identified and a purchase contract is executed.

Sincerely,

[Officer Name]

[Title]

[Lender Name]