

Date: [Date]

Lender: [Lending Institution Name]

Address: [Lender Address]

Contact: [Loan Officer Name]

Borrower: [Borrower/Entity Name]

Subject Property: [Property Address or "TBD"]

RE: STRATEGIC INVESTMENT BRIDGE LOAN PRE-APPROVAL

To Whom It May Concern,

This letter serves as formal pre-approval for [**Borrower Name**] for a short-term bridge loan to facilitate the purchase and/or renovation of an investment property. Based on our preliminary review of the borrower's creditworthiness and financial standing, we have approved the following terms:

- **Maximum Loan Amount:** \$[Amount]
- **Loan-to-Value (LTV):** Up to [Percentage]%
- **Loan Term:** [Number] Months
- **Property Type:** Non-Owner Occupied Investment Property

This pre-approval is based on the borrower's current financial profile and is subject to the following conditions:

1. Satisfactory professional appraisal of the subject property.
2. Clear and marketable title search.
3. Final underwriting approval and verification of property-specific data.
4. Execution of all final loan documentation.

Our firm is prepared to move quickly toward a closing once a purchase contract is fully executed. This bridge loan is intended for business purposes and is not for personal, family, or household use.

Should you have any questions regarding this pre-approval, please contact me directly at [Phone Number].

Sincerely,

[Signature]

[Printed Name]

[Title]