

[Lender Company Name]
[Lender Address]
[City, State, Zip Code]
[Phone Number]
[Date]

RE: LETTER OF PRE-APPROVAL FOR BRIDGE FINANCING

To [Seller Name or Listing Agent],

This letter serves as formal pre-approval for **[Borrower Name/Entity Name]** for a multi-family bridge loan to facilitate the acquisition of the property located at:

Property Address: [Full Property Address]

Number of Units: [Total Units]

Based on our preliminary review of the borrower's financial profile, experience, and the subject property's specifications, we have pre-approved the following terms:

- **Maximum Loan Amount:** \$[Amount]
- **Loan-to-Cost (LTC):** Up to [Percentage]%
- **Loan-to-Value (LTV):** Up to [Percentage]%
- **Loan Term:** [Number] Months
- **Interest Rate:** [Rate]% (Interest-Only)
- **Capital Expenditure (CapEx) Budget:** \$[Amount] (If applicable)

This pre-approval is subject to the following conditions:

1. Receipt and satisfactory review of a formal appraisal and environmental reports.
2. Verification of property operating statements and rent rolls.
3. Final underwriting approval and clear title commitment.
4. No material change in the borrower's financial condition prior to closing.

This letter is not a commitment to lend but indicates our intent to proceed based on the information provided. We are prepared to move toward a formal commitment and closing within [Number] days of receiving all required documentation.

Sincerely,

[Signature]
[Name of Loan Officer]
[Title]
[Lender Company Name]