

**[Lender Name/Company Logo]**

[Lender Address]

[City, State, Zip Code]

[Phone Number]

[Date]

**RE: Non-Contingent Purchase Bridge Loan Pre-Approval**

To Whom It May Concern,

This letter serves as formal confirmation that **[Borrower Name(s)]** has been pre-approved for a non-contingent bridge loan for the purchase of the property located at **[Subject Property Address]**.

**Loan Terms and Conditions:**

- **Maximum Loan Amount:** \$[Amount]
- **Loan Type:** Bridge Loan (Short-term Financing)
- **Purchase Condition:** Non-Contingent

The approval is based on a comprehensive review of the borrower's creditworthiness, financial documentation, and the equity available in their current residence located at **[Departing Property Address]**.

**Specific Non-Contingency Clause:**

This financing is **not** contingent upon the prior sale or closing of the borrower's current residence. The borrower has been qualified to carry the debt of both properties simultaneously, or sufficient bridge financing has been secured to provide the necessary liquidity for the down payment and closing costs of the new purchase regardless of the sale status of the departing property.

This pre-approval is subject to a satisfactory appraisal of the subject property, a final title search, and no material change in the borrower's financial position prior to closing.

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

Sincerely,

[Signature]

[Loan Officer Name]

[Title]

[NMLS Number]