

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

[Date]

[Borrower Name]
[Borrower Address]
[City, State, Zip Code]

RE: BRIDGE LOAN PRE-APPROVAL LETTER

To Whom It May Concern,

Based on a preliminary review of the financial information provided by [Borrower Name], we are pleased to confirm that the borrower is pre-approved for a residential bridge loan under the following estimated terms:

- **Maximum Loan Amount:** \$[Amount]
- **Subject Property (Purchase):** [New Property Address]
- **Departure Property (Collateral):** [Current Property Address]
- **Loan Term:** [Number of Months]
- **Loan-to-Value (LTV):** [Percentage]%

This pre-approval is intended to facilitate the purchase of a new residence prior to the sale of the borrower's current property. This letter is not a final commitment to lend and is subject to the following conditions:

1. Satisfactory appraisal reports for both properties.
2. Verification of clear title and adequate insurance coverage.
3. Final underwriting approval and verification of updated financial documents.
4. No material change in the borrower's financial condition or credit score.
5. Execution of all final loan and security documentation.

This pre-approval expires on [Expiration Date].

Sincerely,

[Signature]
[Name of Loan Officer]
[Title]
[NMLS Number]