

Investment Property Conditional Pre-approval Letter

Subject: Conditional Pre-approval for Investment Property Financing

Dear [Borrower Name],

Your application for investment property financing has been conditionally pre-approved for a loan amount up to \$[Amount] with an estimated interest rate of [Rate]%.

Investment Property Financing Terms:

- Loan-to-Value (LTV): Maximum [Percentage]%
- Required down payment: [Percentage]%
- Cash reserves required: [Number] months PITI
- Rental income consideration: [Percentage]% of projected rents

This conditional approval requires:

- Documentation of all current investment properties and rental income
- Proof of cash reserves covering 6 months of payments
- Property appraisal and rent schedule analysis
- Verification that debt-to-income ratio remains below [Percentage]%
- Proof of property insurance and management plan if applicable

Please note that investment property loans carry stricter qualification requirements and higher interest rates than primary residence mortgages. This pre-approval is valid for [Number] days from the date of this letter.

Best regards,

[Loan Officer Name]

[Title]

[Lender Name]

[NMLS#]

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