

Commercial Investment Property Pre-approval Template

Subject: Investment Property Mortgage Pre-Approval

To Whom It May Concern:

[Borrower Name] has been pre-approved for an investment property mortgage loan up to \$[Amount].

This pre-approval is specifically for the acquisition of rental or investment real estate properties.

Key loan parameters:

- Maximum loan amount: \$[Amount]
- Down payment requirement: [Percentage]%
- Estimated interest rate: [Rate]%
- Loan type: Non-owner occupied residential investment loan

This pre-approval considers the borrower's investment property experience, debt-to-income ratios including projected rental income, and reserves requirement of [Number] months PITI. The approval is valid until [Expiration Date].

Final approval remains subject to property appraisal, rental market analysis, and standard underwriting conditions. We stand ready to expedite processing upon property identification.

Professionally,

[Loan Officer Name]

[Company Name]

[License Information]

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