

Lender Company Name

Address

City, ST Zip Code

<Today’s Date>

RE: Request for Financing

Dear <Mr./Mrs. Banker>:

Thank you for taking the time to read my letter, I appreciate the opportunity to share with my financing request. On <Purchase Date>, I (via <Your Company Name>) purchased the deed to <Property Address, City, ST Zip Code> for <$Purchase Price>, a distressed asset that had considerable potential given market value in the area and the rehab that was scoped for the home.

The property is well-located and just minutes from <insert something> between <list nearby intersection>. The property is just <direction> of <street name>, near <another coveted area or attraction like a shopping area, etc.>.

As you’ll see from the pictures below, the home needed substantial rehab work and cosmetic upgrades to make it a viable property for renting.

<Insert Pictures>

At the time of purchase, we created a Scope of Work based on what would be necessary work prior to listing the property for rent. At the time, we estimated the property would require <$repair estimate> in repairs and updates. We hired <Contractor> and we were able to get the following work completed in <amount of time> for <$final rehab total>:

1. List
2. Out
3. Your
4. Improvements

You can see how much the home was transformed after the rehab work was completed.

<Insert New Pictures>

As a result of updates to the property, we were able to secure a great new tenant who has been paying <$rent rate> in rent since <month>. I’ve included a copy of the rental agreement along with this request letter. Based on market comparable and expected rental income, some of which I’ve included, the After Repair Value of the home is <$ARV price>. I would like to request a 75% LTV refinance on the property in the amount of <$loan amount>.

This is an amazing opportunity for <Lender Bank Name> to help finance this property and to build a relationship with a determined investor who will certainly be back with more projects.

Please let me know if you need additional information regarding this transaction. I look forward to working with you. If you have any questions or concerns, please contact me at <your phone number> or at <email address>.

Sincerely,

Your Name

Your Name

Your Company Name, LLC