

**[Lender Name]**  
[Lender Address]  
[City, State, Zip Code]

**Date:** [Date]

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

**RE: COMMITMENT LETTER FOR BRIDGE LOAN**

Dear [Borrower Name],

[Lender Name] ("Lender") is pleased to advise you that your application for a commercial bridge loan has been approved subject to the terms and conditions set forth below:

- 1. BORROWER:** [Borrower Entity Name]
- 2. LOAN AMOUNT:** \$[Amount]
- 3. PROPERTY:** [Property Address/Description]
- 4. LOAN PURPOSE:** [e.g., Acquisition/Renovation/Refinance]
- 5. INTEREST RATE:** [Rate]% per annum (Fixed/Variable)
- 6. LOAN TERM:** [Number] months
- 7. REPAYMENT:** [e.g., Interest only monthly, with a balloon payment at maturity]
- 8. COLLATERAL:** First priority mortgage/deed of trust on the Property.
- 9. ORIGINATION FEE:** [Percentage]% of the Loan Amount, payable at closing.
- 10. PREPAYMENT PENALTY:** [Description of penalty or "None"]
- 11. EXIT STRATEGY:** [e.g., Refinance into permanent financing or sale of asset]
- 12. CONDITIONS TO CLOSING:** This commitment is subject to the following:
  - Receipt of a satisfactory MAI Appraisal.
  - Satisfactory Phase I Environmental Site Assessment.
  - Final review and approval of Title Insurance and Survey.
  - Execution of all standard legal documentation required by Lender.
  - [Additional Condition 1]

- [Additional Condition 2]

**13. EXPIRATION:** This commitment shall expire if not accepted by [Date] and if the loan is not closed by [Date].

Please indicate your acceptance of these terms by signing below and returning this letter along with the required commitment fee of \$[Amount].

Sincerely,

[Authorized Signatory Name]

[Title]

[Lender Name]

**ACCEPTED AND AGREED TO:**

By: \_\_\_\_\_

Name: [Borrower Signatory Name]

Title: [Title]

Date: [Date]