

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

[Date]

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

**RE: Conditional Loan Commitment for [Property Address/Project Name]**

Dear [Borrower Name],

We are pleased to inform you that [Lender Name] ("Lender") has approved your request for a commercial real estate loan, subject to the terms and conditions outlined below:

**1. Loan Terms:**

- **Loan Amount:** \$[Amount]
- **Interest Rate:** [Rate]% per annum (Fixed/Variable)
- **Term:** [Number] months/years
- **Amortization:** [Number] years
- **Collateral:** First Mortgage/Deed of Trust on the property located at [Property Address]

**2. Conditions Precedent to Closing:**

This commitment is subject to the satisfactory completion of the following:

- Receipt of a certified appraisal confirming a minimum value of \$[Amount].
- Satisfactory Phase I Environmental Site Assessment.
- Final review and approval of property title and ALTA survey.
- Verification of property insurance naming Lender as Loss Payee.
- Submission and review of current financial statements and tax returns for all Borrowers and Guarantors.
- Payment of a commitment fee in the amount of \$[Amount].

**3. Expiration:**

This commitment shall expire on [Date] if the loan has not closed by such date, unless extended in writing by the Lender.

**4. Acceptance:**

To accept this commitment, please sign and return a copy of this letter along with the required deposit by [Date].

This letter is a summary of terms and does not constitute the final loan documents. All financing is subject to final documentation acceptable to the Lender and its counsel.

Sincerely,

[Signature]

[Name of Lending Officer]

[Title]

**Accepted and Agreed:**

\_\_\_\_\_  
[Borrower Name]

Date: \_\_\_\_\_