

LOAN COMMITMENT LETTER

Date: [Date]

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

Re: Commitment for Industrial Commercial Real Estate Loan

Dear [Borrower Name],

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

- **Borrower:** [Name of Entity or Individual]
- **Loan Amount:** \$[Amount]
- **Purpose:** [Acquisition/Refinance/Construction] of Industrial Property
- **Collateral:** First Mortgage/Deed of Trust on the property located at [Property Address]
- **Interest Rate:** [Rate]% per annum [Fixed/Floating]
- **Term:** [Number of Months/Years]
- **Amortization:** [Number of Years]
- **Origination Fee:** [Amount or Percentage]

Conditions Precedent to Closing:

1. Satisfactory appraisal showing a minimum value of \$[Amount].
2. Phase I Environmental Site Assessment showing no adverse conditions.
3. Final review and approval of all property leases and rent rolls.
4. Title insurance policy naming the Lender as first lienholder.
5. Proof of adequate property and liability insurance.
6. Delivery of all organizational documents of the Borrower.

Expiration: This commitment will expire on [Expiration Date] if not accepted in writing by the Borrower and the required commitment fee is not paid.

Please indicate your acceptance of these terms by signing below.

Sincerely,

[Lender Representative Name]
[Title]
[Lender Name]

ACCEPTED AND AGREED:

By: _____

Date: _____