

## LOAN COMMITMENT LETTER

Date: [Insert Date]

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

RE: Loan Commitment for Retail Property located at: [Property Address]

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:

- 1. LOAN AMOUNT:** \$[Insert Amount]
- 2. INTEREST RATE:** [Insert Rate]% per annum (Fixed/Variable).
- 3. LOAN TERM:** [Insert Number] months/years.
- 4. AMORTIZATION:** [Insert Number] years.
- 5. COLLATERAL:** A first priority mortgage/deed of trust on the retail property located at [Property Address].
- 6. REPAYMENT:** Monthly payments of principal and interest in the amount of \$[Insert Amount].
- 7. ORIGINATION FEE:** [Insert Percentage]% of the loan amount, payable at closing.
- 8. PREPAYMENT PENALTY:** [Insert Terms of Prepayment].
- 9. CONDITIONS TO CLOSING:**
  - Satisfactory appraisal of the property.
  - Environmental Phase I report approval.
  - Certified rent roll and executed leases for retail tenants.
  - Final title insurance policy.
  - Proof of property and liability insurance.
- 10. EXPIRATION:** This commitment shall expire if not accepted by [Insert Expiration Date].

Please acknowledge your acceptance of these terms by signing below.

Sincerely,

[Officer Signature]  
[Officer Name]  
[Lender Name]

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**ACCEPTED AND AGREED TO:**

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

[Borrower Name/Authorized Representative]