

**[Date]**

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

## **RE: Commitment Letter for 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 set forth in this commitment letter.

### **1. LOAN TERMS**

- **Borrower:** [Borrower Legal Entity Name]
- **Loan Amount:** \$[Amount]
- **Purpose:** [Acquisition / Refinance / Construction] of the property located at [Property Address].
- **Interest Rate:** [Rate]% per annum (Fixed/Variable).
- **Term:** [Number] months/years.
- **Amortization:** [Number] years.
- **Collateral:** First priority mortgage/deed of trust on the property located at [Property Address].

### **2. FEES AND EXPENSES**

Borrower shall be responsible for all closing costs, including but not limited to: origination fees of [Amount], appraisal fees, environmental reports, legal fees, title insurance, and recording taxes.

### **3. CONDITIONS PRECEDENT TO CLOSING**

This commitment is subject to the satisfaction of the following conditions:

- Receipt and approval of a certified appraisal confirming a Loan-to-Value (LTV) ratio not exceeding [Percentage]%.  
• Receipt and approval of a Phase I Environmental Site Assessment.  
• Delivery of a binding Title Insurance Commitment.  
• Verification of Borrower's financial statements and tax returns.  
• Evidence of property insurance naming Lender as Loss Payee.

### **4. EXPIRATION**

This commitment must be accepted by signing and returning a copy to the Lender by [Date], or it shall become null and void. The loan must close on or before [Closing Deadline Date].

## **5. ACCEPTANCE**

To accept this commitment, please sign below and return this letter along with the commitment fee of \$[Amount].

Sincerely,

[Name of Loan Officer]

[Title]

[Lender Name]

### **ACCEPTED AND AGREED TO:**

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[Borrower Signature]

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