

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

[Date]

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

RE: Commitment Letter for Commercial Construction Loan

Dear [Contact Person Name],

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

- **Borrower:** [Legal Name of Borrower]
- **Guarantor(s):** [Names of Guarantors, if applicable]
- **Loan Amount:** \$[Amount]
- **Purpose:** Construction of [Project Name/Description] located at [Property Address].
- **Interest Rate:** [Rate]% (Fixed/Variable)
- **Loan Term:** [Number] months construction phase, followed by [Number] months permanent phase (if applicable).
- **Repayment:** [Interest only during construction / Monthly principal and interest].
- **Collateral:** First priority mortgage/deed of trust on the real property and all improvements.

Conditions Precedent to Funding:

1. Execution of final loan documentation satisfactory to the Lender.
2. Receipt of a certified appraisal showing a minimum value of \$[Amount].
3. Review and approval of final construction plans, budgets, and permits.
4. Evidence of required equity contribution from Borrower.
5. Title insurance policy and environmental site assessment reports.

Fees: A commitment fee of \$[Amount] is due upon acceptance of this letter.

Expiration: This commitment shall expire on [Date] if not accepted in writing by the Borrower.

Please indicate your acceptance of these terms by signing below.

Sincerely,

[Signature]
[Name of Officer]
[Title]
[Lender Name]

Accepted and Agreed:

By: _____
Name: [Borrower Authorized Signatory]
Date: _____