

[Date]

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

Re: Commitment Letter for Syndicated Construction Financing

Dear [Borrower Contact Name],

[Lead Arranger Bank Name] ("Lead Arranger") and [Administrative Agent Bank Name] ("Administrative Agent") are pleased to advise you of our commitment to provide a syndicated construction loan facility (the "Facility") to [Borrower Name] ("Borrower") for the construction of [Project Name] located at [Project Address].

The commitment is subject to the following terms and conditions:

- **Loan Amount:** Up to \$[Amount] USD.
- **Purpose:** To finance the hard and soft costs associated with the construction of [Project Description].
- **Maturity Date:** [Number] months from the closing date, with [Number] extension options of [Number] months each.
- **Interest Rate:** [Benchmark Rate, e.g., Adjusted Term SOFR] plus a margin of [Number]% per annum.
- **Amortization:** Interest-only during the construction period.
- **Collateral:** A first-priority mortgage/deed of trust on the real property, assignment of leases and rents, security interest in all project contracts, and [Other Security].
- **Guarantees:** Completion Guarantee, Payment Guarantee, and Environmental Indemnity provided by [Guarantor Name].
- **Syndication:** The Lead Arranger reserves the right to syndicate the Facility to a group of financial institutions ("Lenders") in consultation with the Borrower.

Conditions Precedent to Closing:

Closing is subject to satisfactory completion of due diligence, including but not limited to: (a) appraisal, (b) environmental site assessments, (c) plan and cost review by an independent engineer, (d) evidence of equity contribution, (e) execution of definitive loan documentation, and (f) payment of all applicable fees.

Fees:

The Borrower agrees to pay an upfront fee of [Number]% of the total facility amount, along with all legal and out-of-pocket expenses incurred by the Administrative Agent.

Expiration:

This commitment will expire on [Date] unless accepted by the Borrower in writing and the applicable commitment fee is paid by such date.

Sincerely,

[Signature]

[Name and Title]

[Lead Arranger/Bank Name]

Acceptance:

The undersigned hereby accepts the terms and conditions of this Commitment Letter.

By: _____

Name: [Borrower Authorized Signatory]

Title: [Title]

Date: _____