

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

[Date]

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

RE: Commitment Letter for Commercial Real Estate Revolving Line of Credit

Dear [Borrower Name],

[Bank Name] ("Lender") is pleased to advise you that your application for a Revolving Line of Credit ("Facility") has been approved subject to the following terms and conditions:

- 1. Borrower:** [Full Legal Name of Borrower]
- 2. Facility Amount:** A revolving line of credit not to exceed \$[Amount in Numbers] ([Amount in Words] Dollars).
- 3. Purpose:** To provide working capital and funding for [Specific Purpose, e.g., acquisition/renovation of commercial properties].
- 4. Maturity Date:** [Number] months from the date of closing, unless extended by the Lender in writing.
- 5. Interest Rate:** The outstanding principal balance shall bear interest at a floating rate equal to [Index, e.g., Wall Street Journal Prime] plus [Percentage]% per annum.
- 6. Collateral:** This Facility will be secured by a [First/Second] priority mortgage/deed of trust on the property located at: [Property Address(es)].
- 7. Repayment Terms:** Monthly payments of interest only. The entire unpaid principal balance plus accrued interest is due at maturity.
- 8. Fees:**
 - Origination Fee: [Percentage]% of the Facility Amount.
 - Unused Line Fee: [Percentage]% on the average daily unused portion of the Facility.
 - Closing Costs: Borrower is responsible for all legal, appraisal, environmental, and title fees.
- 9. Financial Covenants:** Borrower shall maintain a Debt Service Coverage Ratio (DSCR) of no less than [Ratio] and a maximum Loan-to-Value (LTV) ratio of [Percentage]%.

10. Conditions to Closing: This commitment is subject to the Lender's receipt and satisfactory review of a certified appraisal, environmental site assessment, title insurance commitment, and final loan documentation.

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

Please indicate your acceptance of these terms by signing below.

Sincerely,

[Name of Bank Representative]

[Title]

[Bank Name]

ACCEPTED AND AGREED:

By: _____

Name: [Borrower Authorized Signatory]

Date: _____