

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

[Date]

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

RE: Commitment Letter - Bridge Loan Financing for [Property Name/Address]

Dear [Borrower Name],

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

- 1. Borrower:** [Full Legal Name of Borrower Entity]
- 2. Guarantor(s):** [Name(s) of Personal or Corporate Guarantors]
- 3. Loan Amount:** \$[Amount in Numbers] ([Amount in Words])
- 4. Purpose:** To provide short-term bridge financing for the [Acquisition/Refinancing/Renovation] of the property located at [Property Address].
- 5. Collateral:** A first-priority mortgage/deed of trust on the real property located at [Property Address].
- 6. Interest Rate:** [Rate]% per annum, [Fixed/Floating].
- 7. Loan Term:** [Number] months, with [Number] extension options of [Number] months each.
- 8. Repayment:** Monthly payments of [Interest Only/Principal and Interest]. All outstanding principal and interest due at maturity.
- 9. Origination Fee:** [Percentage]% of the Loan Amount, payable at closing.
- 10. Prepayment Penalty:** [Details of prepayment terms or "None"].
- 11. Conditions to Closing:**
 - Satisfactory review of final Title Insurance and Survey.
 - Receipt of a certified Appraisal supporting a minimum LTV of [Percentage]%.
 - Satisfactory Phase I Environmental Site Assessment.
 - Proof of adequate Property and Liability Insurance.

- Execution of all standard legal documentation required by Lender.

12. Expiration: This commitment shall expire if not accepted by [Date] or if the loan does not close by [Closing Deadline Date].

Please indicate your acceptance of these terms by signing below and returning this letter along with the commitment fee of \$[Amount].

Sincerely,

[Name of Authorized Signatory]

[Title]

[Lender Name]

Accepted and Agreed to by Borrower:

By: _____

Name: [Name of Borrower Representative]

Title: [Title]

Date: [Date]