

[Date]

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

Re: Commitment Letter for Mezzanine Bridge Loan Financing

Dear [Borrower Contact Name],

[Lender Name] ("Lender") is pleased to advise you that it has approved your request for a mezzanine bridge loan (the "Loan") to [Borrower Name] ("Borrower") on the following terms and conditions:

- 1. LOAN AMOUNT:** A principal amount of up to \$[Amount].
- 2. PURPOSE:** To provide interim financing for [Purpose, e.g., acquisition of Property Name] pending permanent financing.
- 3. INTEREST RATE:** [Percentage]% per annum, calculated on an actual/360-day basis.
- 4. MATURITY DATE:** The Loan shall mature on [Date], or [Number] months from the closing date, with [Number] extension options of [Number] months each, subject to Lender approval.
- 5. REPAYMENT:** [Monthly interest-only payments / Principal and interest payments], with the remaining balance due at maturity.
- 6. COLLATERAL:** A first-priority pledge of 100% of the equity interests in [Property Owning Entity] and a second-priority mortgage/deed of trust on the property located at [Property Address].
- 7. FEES:** An origination fee of [Percentage]% of the Loan amount shall be paid at closing. An exit fee of [Percentage]% shall be paid upon repayment.
- 8. CONDITIONS PRECEDENT:** This commitment is subject to the following:
 - Execution of definitive loan documentation satisfactory to Lender.
 - Completion of final due diligence, including financial and legal review.
 - Delivery of an updated appraisal and environmental reports.
 - Evidence of senior debt financing in an amount not to exceed \$[Amount].
- 9. EXPIRATION:** This commitment shall expire if not accepted by Borrower in writing by [Time] on [Date].
- 10. GOVERNING LAW:** This letter shall be governed by the laws of the State of [State].

Sincerely,

[Lender Representative Name]

[Title]

[Lender Name]

ACCEPTED AND AGREED TO:

By: _____

Name: [Borrower Authorized Signatory]

Title: [Title]

Date: [Date]