

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

Date: [Date]

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

RE: COMMITMENT LETTER FOR MULTIFAMILY BRIDGE LOAN

Property: [Property Name/Address]
Loan Amount: \$[Amount]

Dear [Borrower Name],

[Lender Name] ("Lender") is pleased to advise you that it has approved your request for a bridge loan (the "Loan") for the acquisition and/or renovation of the multifamily property located at [Address] (the "Property"). This commitment is subject to the following terms and conditions:

- **Borrower:** [Entity Name]
- **Loan Amount:** \$[Amount]
- **Loan Term:** [Number] months
- **Extension Options:** [Number] options of [Number] months each, subject to extension fees.
- **Interest Rate:** [Index] plus [Margin]% (currently [Total]%)
- **Interest Only Period:** [Number] months
- **Amortization:** [Interest Only / 30-Year Schedule]
- **Collateral:** First priority mortgage lien on the Property.
- **Guaranty:** [Non-Recourse / Limited Recourse / Full Recourse] by [Guarantor Name].
- **Origination Fee:** [Percentage]% of the Loan Amount.
- **Exit Fee:** [Percentage]% (if applicable).

Conditions to Closing:

This commitment is contingent upon the satisfactory completion of the following:

1. Review and approval of a final appraisal confirming a minimum LTV of [Percentage]%.
2. Phase I Environmental Site Assessment showing no further action required.
3. Property condition assessment and approval of the renovation budget.
4. Title insurance policy and ALTA survey.
5. Evidence of adequate property and liability insurance.
6. Formation documents and legal opinions for the Borrower entity.

Expenses:

Borrower is responsible for all closing costs, including legal fees, appraisal costs, and third-party reports, whether or not the Loan closes.

Expiration:

This commitment must be accepted by [Date] and the Loan must close by [Date], or this offer shall expire at the Lender's discretion.

Sincerely,

[Lender Signature]

[Name and Title]

ACCEPTED AND AGREED TO:

By: _____

[Borrower Representative Name]

Title: [Title]

Date: [Date]