

[Date]

[Borrower Name]

[Borrower Address]

[City, State, Zip Code]

## **RE: Conditional Commitment Letter - Bridge to Term Loan Facility**

Dear [Borrower Contact Name],

[Lender Name] ("Lender") is pleased to provide this conditional commitment to [Borrower Name] ("Borrower") for a bridge loan facility intended to transition into a permanent term loan, subject to the terms and conditions outlined below.

### **1. TRANSACTION TERMS**

- **Bridge Loan Amount:** \$[Amount]
- **Term Loan Amount:** \$[Amount]
- **Bridge Interest Rate:** [Rate]% per annum
- **Term Interest Rate:** [Rate]% per annum (Fixed/Floating)
- **Bridge Maturity Date:** [Date/Duration]
- **Term Loan Duration:** [Number] years
- **Collateral:** [Description of Property or Assets]

### **2. CONDITIONS TO CLOSING**

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

- Final approval by the Lender's Credit Committee.
- Satisfactory review of professional appraisal and environmental reports.
- Verification of Borrower's financial statements and tax returns.
- Execution of definitive loan documentation.
- Proof of [Specific Condition, e.g., Equity Injection or Permits].

### **3. FEES**

The Borrower agrees to pay a commitment fee of \$[Amount] upon acceptance of this letter. Additional closing costs, including legal and appraisal fees, are the responsibility of the Borrower.

### **4. EXPIRATION**

This conditional commitment shall expire on [Date] unless accepted by the Borrower in writing prior to that date.

### **5. GOVERNING LAW**

This letter shall be governed by the laws of the State of [State].

Sincerely,

[Signature]  
[Name of Officer]  
[Title]  
[Lender Name]

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**ACCEPTANCE:**

The undersigned Borrower hereby accepts the terms of this Conditional Commitment Letter.

\_\_\_\_\_  
[Borrower Representative Name]  
Date: \_\_\_\_\_