

Date: [Insert Date]

[Borrower Name]

[Borrower Address]

[City, State, Zip Code]

RE: Conditional Commitment Letter for Commercial Real Estate Term Loan

Dear [Contact Person Name],

[Lender Name] ("Lender") is pleased to advise you that your application for a commercial real estate term loan has been conditionally approved. This commitment is subject to the terms and conditions outlined below:

- **Borrower:** [Entity Name]
- **Guarantor(s):** [Name of Guarantors]
- **Loan Amount:** \$[Insert Amount]
- **Purpose:** [Refinance / Acquisition / Construction] of property located at [Property Address]
- **Interest Rate:** [Insert Rate]% (Fixed/Variable)
- **Term:** [Insert Number] months
- **Amortization:** [Insert Number] years
- **Collateral:** First priority mortgage/deed of trust on the real property located at [Property Address]
- **Origination Fee:** [Insert Percentage]% of the Loan Amount

Conditions Precedent to Closing:

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

1. Receipt and approval of a certified appraisal showing a Loan-to-Value (LTV) ratio not exceeding [Percentage]%.
2. Satisfactory Phase I Environmental Site Assessment.
3. Receipt of a final title insurance policy.
4. Verification of current rent rolls and executed lease agreements.
5. Evidence of adequate property and liability insurance naming Lender as Loss Payee.
6. Review and approval of Borrower's organizational documents.
7. No material adverse change in the financial condition of the Borrower or Guarantor.

Expiration:

This conditional commitment shall expire on [Insert Date] unless accepted in writing and the commitment fee of \$[Amount] is paid to the Lender by said date.

This letter is a summary of terms for discussion purposes and does not constitute a final binding contract for the disbursement of funds until all loan documentation is executed by all parties.

Sincerely,

[Signature]

[Name of Loan Officer]

[Title]

[Lender Name]

Acceptance:

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

Signature: _____ Date: _____

Name/Title: [Borrower Authorized Signatory]