

[Bank or Lending Institution Name]

[Address]

[City, State, Zip Code]

[Date]

[Borrower Name]

[Borrower Address]

[City, State, Zip Code]

RE: Conditional Commitment Letter - Term Loan Refinancing

Dear [Borrower Name],

[Lending Institution Name] ("Lender") is pleased to advise you that your application for a term loan to refinance existing debt has been approved, subject to the following terms and conditions:

1. LOAN TERMS

- **Borrower:** [Borrower Legal Name]
- **Loan Amount:** \$[Amount]
- **Purpose:** Refinancing of [Name of Existing Debt/Lender]
- **Interest Rate:** [Rate]% per annum (Fixed/Variable)
- **Term:** [Number of Months/Years]
- **Repayment:** [Monthly/Quarterly] payments of principal and interest
- **Collateral:** [Description of Assets/Property securing the loan]

2. CONDITIONS PRECEDENT TO CLOSING

This commitment is subject to the satisfaction of the following conditions:

- Verification of final payoff amounts from the existing creditor.
- Satisfactory review of updated financial statements and tax returns.
- Receipt of an acceptable appraisal and environmental report (if applicable).
- Proof of adequate insurance coverage naming Lender as Loss Payee.
- Execution of all standard loan documentation required by Lender.
- No material adverse change in the Borrower's financial condition.

3. FEES AND EXPENSES

The Borrower agrees to pay an origination fee of \$[Amount] and all closing costs, including legal fees, recording fees, and appraisal costs.

4. EXPIRATION

This conditional commitment will expire on [Expiration Date] if not accepted and returned by the Borrower, or if the loan fails to close by [Closing Deadline].

Please indicate your acceptance of these terms by signing below and returning this letter by [Due Date].

Sincerely,

[Authorized Signer Name]
[Title]
[Lending Institution Name]

ACCEPTANCE:

The undersigned Borrower hereby accepts the terms and conditions set forth in this Conditional Commitment Letter.

[Borrower Signature]

Date: _____