

**[Date]**

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

**RE: Non-Binding Proposal for Warehouse Line of Credit**

Dear [Borrower Contact Name],

[Lender Name] ("Lender") is pleased to provide this non-binding commitment letter to [Borrower Name] ("Borrower") for a proposed Warehouse Line of Credit. This letter outlines the general terms and conditions under which the Lender would consider extending credit.

- 1. Facility Amount:** Up to \$[Amount] USD.
- 2. Facility Type:** Revolving Warehouse Line of Credit for the purpose of [Purpose, e.g., funding mortgage loans].
- 3. Interest Rate:** [Index, e.g., SOFR] plus a margin of [Percentage]% per annum.
- 4. Maturity Date:** [Number] months from the date of the definitive agreement.
- 5. Collateral:** A first priority perfected security interest in [Description of Assets/Loans].
- 6. Advance Rate:** Up to [Percentage]% of the value of eligible collateral.
- 7. Fees:**
  - Commitment Fee: [Amount/Percentage]
  - Unused Line Fee: [Percentage]
  - Documentation Fee: [Amount]
- 8. Conditions Precedent:** This proposal is subject to the following:
  - Completion of satisfactory due diligence by Lender.
  - Final approval by Lender's Credit Committee.
  - Execution of definitive legal documentation acceptable to all parties.
- 9. Non-Binding Nature:** This letter is for discussion purposes only. It does not constitute a legal obligation or a formal commitment to lend. No contract shall exist until formal loan documents are executed and delivered by both parties.
- 10. Expiration:** This proposal expires on [Date] if not acknowledged by the Borrower.

Sincerely,

[Signature]  
[Name of Representative]  
[Title]  
[Lender Name]

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**Acknowledged and Accepted:**

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