LOAN COMMITMENT LETTER

Date: [Date]

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

RE: Commitment for Franchise Development Real Estate Loan

Dear [Borrower Name],

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

- **Borrower:** [Entity Name]
- **Guarantor(s):** [Names of Personal or Corporate Guarantors]
- **Franchise Brand:** [Franchise Name]
- **Loan Amount:** $[Amount]
- **Purpose:** Acquisition and development of commercial real estate for a franchise location at [Property Address].
- **Interest Rate:** [Rate]% fixed/variable.
- **Loan Term:** [Number] months/years.
- **Amortization:** [Number] years.
- **Collateral:** First priority mortgage/deed of trust on the property located at [Property Address], including all improvements, fixtures, and equipment.

Conditions Precedent to Closing:

1. Execution of a valid Franchise Agreement with [Franchisor Name].
2. Satisfactory appraisal showing a minimum value of $[Value].
3. Certified Phase I Environmental Site Assessment.
4. Final construction plans and a signed contract with a bonded General Contractor.
5. Proof of required equity contribution of $[Amount].
6. Clear title insurance policy and current land survey.

Fees: A commitment fee of $[Amount] is due upon acceptance of this letter.

Expiration: This commitment shall expire on [Expiration Date] unless closed or extended in writing by the Lender.

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

Sincerely,

[Authorized Officer Signature]
[Name and Title]
[Lender Name]

ACCEPTANCE:

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

Signature: ___________________________ Date: __________

Name: [Borrower Representative Name]