[Date]

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

RE: Commitment Letter for Construction Financing - Franchise Development

Dear [Borrower Name],

[Lender Name] ("Lender") is pleased to announce its commitment to provide a construction loan to [Borrower Name] ("Borrower") for the development of [Franchise Name/Location] under the following terms and conditions:

- **Loan Amount:** $[Amount]
- **Purpose:** Ground-up construction and equipment fit-out for [Franchise Name].
- **Interest Rate:** [Rate]% (Fixed/Floating)
- **Term:** [Number] months (Construction Phase) followed by [Number] months (Permanent Phase).
- **Collateral:** First priority lien on the real property located at [Address] and all business assets.
- **Franchise Requirements:** Proof of executed Franchise Agreement and "Comfort Letter" from the Franchisor.

Conditions Precedent to Closing:

1. Final approval of construction plans and specifications by Lender.
2. Receipt of a satisfactory appraisal and environmental report.
3. Verification of equity contribution of at least $[Amount].
4. Executed construction contract with a bonded general contractor.
5. Copies of all necessary building permits and zoning approvals.

This commitment is subject to the execution of definitive loan documentation. This offer expires on [Expiration Date] if not accepted in writing.

Sincerely,

[Authorized Signatory Name]
[Title]
[Lender Name]

Accepted and Agreed:

____
[Borrower Name]
Date: ______________________