

[Date]

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

RE: Commitment Letter for Syndicated Agricultural Real Estate Secured Loan

Dear [Borrower Contact Name],

[Lead Administrative Agent Bank Name] ("Administrative Agent") is pleased to advise you that it, along with a syndicate of lenders (collectively, the "Lenders"), hereby commits to provide a syndicated real estate term loan (the "Loan") to [Borrower Name] ("Borrower") subject to the following terms and conditions:

- 1. LOAN AMOUNT:** A total principal amount of \$[Amount] USD.
- 2. PURPOSE:** To finance the acquisition/refinancing of agricultural real estate described as [Brief Legal Description or Property Name].
- 3. INTEREST RATE:** [Variable/Fixed] rate based on [Base Index, e.g., SOFR] plus a margin of [Percentage]% per annum.
- 4. MATURITY DATE:** [Number] years from the date of closing.
- 5. REPAYMENT:** [Monthly/Quarterly/Annual] payments of principal and interest based on a [Number]-year amortization schedule.
- 6. COLLATERAL:** A first-priority mortgage/deed of trust on the following agricultural assets:
 - [Total Acreage] acres of farmland located in [County, State].
 - All associated water rights, fixtures, and improvements.
 - [Additional Collateral, e.g., Equipment or Crop Proceeds].
- 7. FEES:**
 - Origination Fee: [Percentage]% of the total Loan Amount.
 - Agency Fee: \$[Amount] per annum.
 - Syndication Fee: As outlined in the separate Fee Letter.
- 8. FINANCIAL COVENANTS:** Borrower shall maintain:
 - Debt Service Coverage Ratio (DSCR) of at least [Ratio].
 - Current Ratio of at least [Ratio].
 - Debt-to-Asset Ratio not to exceed [Percentage]%.

9. CONDITIONS TO CLOSING: This commitment is subject to:

- Satisfactory completion of due diligence.
- Receipt of a certified appraisal showing a maximum Loan-to-Value (LTV) of [Percentage]%.
[Percentage]%
- Acceptable environmental site assessment (Phase I).
- Final execution of definitive loan documentation.
- Successful syndication of the loan to participating Lenders.

10. EXPIRATION: This commitment will expire on [Date] if not accepted in writing by the Borrower.

Please indicate your acceptance by signing below.

Sincerely,

[Signature]

[Name of Authorized Officer]

[Title]

[Lead Administrative Agent Bank Name]

ACCEPTED AND AGREED:

By: _____

Name: [Borrower Authorized Representative]

Date: _____