

[Date]

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

RE: Commitment Letter for Commercial Real Estate Loan

Dear [Borrower Name],

[Lender Name] ("Lender") is pleased to advise you that your application for a commercial real estate loan has been approved subject to the terms and conditions set forth below:

- **Borrower:** [Borrower Name/Entity]
- **Guarantor(s):** [Guarantor Name(s)]
- **Loan Amount:** \$[Amount]
- **Purpose:** [Purchase/Refinance/Construction] of the property located at [Property Address]
- **Interest Rate:** [Rate]% per annum [Fixed/Variable]
- **Term:** [Number] months/years
- **Amortization:** [Number] years
- **Collateral:** First priority mortgage/deed of trust on the property located at [Property Address]
- **Loan-to-Value (LTV):** Not to exceed [Percentage]%
- **Origination Fee:** [Percentage]% of the loan amount

Conditions Precedent to Closing:

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

1. Receipt and approval of a certified appraisal.
2. Receipt and approval of an environmental phase I report.
3. Receipt and approval of a final title insurance policy.
4. Verification of adequate hazard and liability insurance.
5. Execution of all final loan documentation satisfactory to Lender's counsel.

This commitment shall expire if not accepted in writing by [Expiration Date]. This loan must close on or before [Closing Deadline].

Sincerely,

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

Acceptance:

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

[Borrower Signature]

Date: _____