

**DATE:** [Date]

**TO:** [Borrower Name]

**ADDRESS:** [Borrower Address]

**RE:** BRIDGE LOAN APPROVAL - [Property Address/Project Name]

Dear [Borrower Name],

We are pleased to inform you that [Lender Name] has approved your application for a commercial bridge mortgage loan. This approval is subject to the terms and conditions outlined below:

- **Loan Amount:** \$[Amount]
- **Interest Rate:** [Rate]% (Interest-only)
- **Loan Term:** [Number] Months
- **Collateral:** First Mortgage on [Property Address]
- **Loan-to-Value (LTV):** [Percentage]%
- **Origination Fee:** [Percentage]%
- **Exit Fee:** [Percentage/Amount]

**Conditions for Closing:**

- Receipt and approval of a final certified appraisal.
- Clear Phase I Environmental Site Assessment.
- Title insurance policy naming [Lender Name] as the insured.
- Verification of liquidity and source of equity.
- Final review of executed leases and rent roll (if applicable).

This commitment shall expire on [Expiration Date] if closing has not occurred or an extension has not been granted in writing.

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

Sincerely,

[Name of Loan Officer]

[Title]

[Lender Name]

**ACCEPTED BY:**

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[Borrower Name/Authorized Signatory]

**DATE:** \_\_\_\_\_