

[Lender Name]
[Lender Address]
[City, State, Zip Code]
[Date]

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

RE: Notice of Final Approval for Commercial Mortgage Refinance

Dear [Borrower Contact Name],

We are pleased to inform you that [Lender Name] has approved your application to refinance the commercial mortgage for the property located at [Property Address].

The terms of the approval are as follows:

- **Loan Amount:** \$[Amount]
- **Interest Rate:** [Rate]% (Fixed/Variable)
- **Loan Term:** [Number of Months/Years]
- **Amortization Period:** [Number of Years]
- **Prepayment Penalty:** [Details]
- **Collateral:** First Mortgage on [Property Address]

This approval is subject to the following conditions being met prior to closing:

1. Execution of all final loan and security documentation.
2. Satisfactory updated title insurance and property survey.
3. Verification of current rent roll and lease agreements.
4. Payment of all closing costs and origination fees.
5. [Additional Condition]

The estimated closing date for this transaction is [Closing Date]. Please contact [Loan Officer Name] at [Phone Number] or [Email Address] to coordinate the final steps and documentation.

Congratulations on your approval. We look forward to a successful closing.

Sincerely,

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