

[Date]

[Borrower Name]

[Business Name]

[Address]

[City, State, Zip Code]

**RE: Loan Approval Notification - SBA 7(a) / 504 Loan Program**

Dear [Borrower Name],

We are pleased to inform you that [Lender Name] has approved your application for a Small Business Administration (SBA) guaranteed loan for the purchase of commercial real estate located at [Property Address].

The terms and conditions of this approval are as follows:

- **Loan Amount:** \$[Amount]
- **Interest Rate:** [Rate]%
- **Loan Term:** [Number of Years] years
- **Repayment Type:** [Monthly/Quarterly]
- **Collateral:** First Deed of Trust/Mortgage on the subject property.

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

- Receipt of a satisfactory real estate appraisal.
- Final environmental site assessment report.
- Verification of equity injection of \$[Amount].
- Satisfactory title insurance and property insurance.
- Compliance with all SBA Standard Operating Procedures (SOP).

This approval letter is valid until [Expiration Date]. Please sign and return a copy of this letter to signify your acceptance of these terms. We look forward to working with you to finalize this transaction.

Sincerely,

[Signature]

[Loan Officer Name]

[Lender Name]

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**Acknowledgment and Acceptance:**

I/We accept the terms and conditions outlined in this letter.

\_\_\_\_\_  
[Borrower Signature]

Date: \_\_\_\_\_