

[Lender Name]
[Lender Address]
[City, State, Zip Code]
[Phone Number]

[Date]

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

RE: Bridge Loan Approval - [Property Name/Address]

Dear [Borrower Name],

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

- **Loan Amount:** \$[Amount]
- **Interest Rate:** [Rate]% (Fixed/Variable)
- **Loan Term:** [Number] Months
- **Property Type:** [Commercial/Multifamily/Industrial]
- **Collateral:** First Lien Deed of Trust on [Property Address]
- **Loan-to-Value (LTV):** [Percentage]%
- **Origination Fee:** [Percentage]% of Loan Amount
- **Repayment Terms:** Interest-only monthly payments with a balloon payment at maturity.

Conditions Precedent to Closing:

This commitment is contingent upon the satisfactory completion of the following:

1. Final appraisal verifying a minimum value of \$[Amount].
2. Phase I Environmental Site Assessment.
3. Review and approval of the Title Commitment and ALTA Survey.
4. Evidence of adequate property and liability insurance.
5. Review of final organizational documents for the borrowing entity.

This approval is valid until [Expiration Date]. Please acknowledge your acceptance of these terms by signing below and returning this letter by [Deadline Date].

Sincerely,

[Officer Name]
[Title]
[Lender Name]

ACCEPTED AND AGREED:

By: _____
Name: [Borrower Authorized Signatory]
Date: _____