

[Date]

[Borrower Name]

[Borrower Address]

[City, State, Zip Code]

RE: Conditional Approval for Commercial Real Estate Loan

Dear [Borrower Name],

We are pleased to inform you that [Lender Name] has conditionally approved your request for a commercial real estate loan based on the preliminary information provided. This letter outlines the terms and the conditions that must be met prior to final approval and funding.

I. Proposed Loan Terms

- **Loan Amount:** \$[Amount]
- **Property Address:** [Subject Property Address]
- **Interest Rate:** [Rate]% (Fixed/Variable)
- **Loan Term:** [Number of Months/Years]
- **Amortization:** [Number of Years]
- **Collateral:** First Lien Deed of Trust on the subject property.

II. Outstanding Conditions

This approval is subject to the receipt, review, and satisfaction of the following items:

1. Certified appraisal showing a minimum value of \$[Amount].
2. Phase I Environmental Site Assessment.
3. Satisfactory title insurance commitment and ALTA survey.
4. Final verification of borrower and guarantor financial statements.
5. Executed lease agreements for all current tenants.
6. Evidence of adequate property and liability insurance.
7. Review of property inspection and structural reports.

III. Expiration

This conditional commitment shall expire on [Expiration Date] unless a formal loan commitment is executed or an extension is granted in writing by the Lender.

Please note that this letter is not a final commitment to lend. Final approval is subject to the Lender's satisfactory review of all requested documentation and no material adverse change in the financial condition of the Borrower or the Property.

Sincerely,

[Officer Name]
[Title]
[Lender Name]