

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

[Date]

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

RE: LOAN APPROVAL - [Project Name/Address]

Dear [Borrower Contact Name],

We are pleased to inform you that [Lender Name] has approved your application for a Commercial Real Estate Construction Loan. This approval is subject to the terms and conditions outlined below:

- **Loan Amount:** \$[Amount]
- **Interest Rate:** [Rate]% (Floating/Fixed)
- **Loan Term:** [Number] Months
- **Construction Period:** [Number] Months
- **Amortization:** [Details, e.g., Interest only during construction]
- **Collateral:** First Mortgage/Deed of Trust on [Property Address]
- **Loan-to-Cost (LTC):** [Percentage]%
- **Guarantors:** [Names of Guarantors]

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

1. Receipt of a final appraisal satisfactory to the Lender.
2. Final review and approval of construction budget, plans, and specifications.
3. Execution of a guaranteed maximum price contract with [General Contractor Name].
4. Review and approval of environmental reports and property insurance.
5. Clear title search and issuance of a title insurance policy.

This commitment will expire on [Expiration Date] if not accepted or closed by that time. Please sign and return the attached copy of this letter to indicate your acceptance of these terms.

Sincerely,

[Loan Officer Signature]
[Loan Officer Name]
[Title]

Acceptance:

The undersigned Borrower hereby accepts the terms and conditions of this Loan Approval Letter.

Signature: _____ Date: _____