

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

[Date]

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

RE: Approval of Mezzanine Commercial Real Estate Loan

Dear [Borrower Contact Name],

We are pleased to inform you that [Lender Name] ("Lender") has approved your application for a mezzanine loan for the property located at [Property Address]. This approval is subject to the terms and conditions outlined below:

- **Loan Amount:** \$[Amount]
- **Interest Rate:** [Rate]% per annum
- **Loan Term:** [Number] months/years
- **Collateral:** Pledge of 100% equity interest in [Property Owning Entity Name]
- **Subordination:** This loan is subordinate to the senior mortgage held by [Senior Lender Name]
- **Repayment Terms:** [Interest only / Amortizing / Balloon payment details]
- **Origination Fee:** [Amount or Percentage]

Conditions Precedent to Closing:

1. Execution of an Intercreditor Agreement with the Senior Lender.
2. Completion of satisfactory updated due diligence and site inspection.
3. Receipt of an updated Title Insurance Policy with appropriate endorsements.
4. Proof of adequate insurance coverage naming Lender as additional insured.
5. Review and approval of all existing tenant leases and rent rolls.

This approval is valid until [Expiration Date]. Please sign and return a copy of this letter by [Deadline Date] to indicate your acceptance of these terms.

We look forward to a successful closing.

Sincerely,

[Signature]
[Name of Authorized Representative]
[Title]

Accepted and Agreed:

By: _____

Name: [Borrower Name]

Date: _____