

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

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

RE: Approval of Commercial Real Estate Refinance Loan

Dear [Borrower Name],

We are pleased to inform you that [Lender Name] has approved your application to refinance the commercial real estate loan for the property located at [Property Address].

The terms of the approved refinance are as follows:

- **Loan Amount:** \$[Amount]
- **Interest Rate:** [Rate]% per annum
- **Loan Term:** [Number of Months/Years]
- **Amortization:** [Number of Years]
- **Repayment Type:** [Monthly/Interest Only/etc.]
- **Collateral:** First Mortgage/Deed of Trust on [Property Description]
- **Estimated Closing Date:** [Date]

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

1. Receipt of a final appraisal satisfactory to the lender.
2. Satisfactory title insurance commitment and environmental reports.
3. Proof of current property and liability insurance naming the lender as loss payee.
4. Verification of current rent rolls and lease agreements.
5. Execution of all final loan and security documentation.

Please sign and return a copy of this letter by [Expiration Date] to indicate your acceptance of these terms. We look forward to successfully closing this transaction with you.

Sincerely,

[Name of Loan Officer]
[Title]
[Lender Name]

Acceptance:

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

Signature: _____ Date: _____