

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

[Date]

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

RE: Approval of Subordinated Commercial Real Estate Loan

Dear [Borrower Contact Name],

We are pleased to inform you that [Lender Name] ("Lender") has approved your application for a subordinated commercial real estate loan (the "Loan") for the property located at [Property Address].

The approval is subject to the following primary terms and conditions:

- **Loan Amount:** \$[Amount]
- **Interest Rate:** [Rate]% per annum
- **Term:** [Number] months/years
- **Repayment:** [Repayment Schedule Details]
- **Collateral:** Second-priority mortgage/deed of trust on [Property Address]
- **Subordination:** This loan is subordinate to the first mortgage held by [Senior Lender Name].

Conditions Precedent to Closing:

1. Execution of a Subordination Agreement acceptable to the Senior Lender and the Lender.
2. Satisfactory review of updated title reports and insurance policies.
3. Receipt of a final appraisal confirming a Loan-to-Value (LTV) ratio not exceeding [Percentage]%.
[Percentage]%
4. Payment of an origination fee of \$[Amount].

This letter is a commitment for financing, provided that all legal documentation is executed to the satisfaction of the Lender and no material adverse change occurs in the Borrower's financial condition prior to closing.

Please sign and return a copy of this letter by [Expiration Date] to indicate your acceptance of these terms.

Sincerely,

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

ACCEPTED AND AGREED:

By: _____
Date: _____