

[Bank Name]  
[Commercial Lending Department]  
[Street Address]  
[City, State, Zip Code]

[Date]

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

**RE: Approval of Commercial Construction Loan**

Dear [Borrower Name],

We are pleased to inform you that [Bank Name] has approved your application for a commercial construction loan regarding the project located at [Project Address/Legal Description].

The terms and conditions of this approval are as follows:

- **Loan Amount:** \$[Amount]
- **Interest Rate:** [Percentage]% (Fixed/Variable)
- **Loan Term:** [Number] Months
- **Repayment Terms:** Interest-only during construction phase; [Amortization details] thereafter.
- **Collateral:** First Deed of Trust on the subject property.
- **Loan-to-Cost (LTC):** [Percentage]%

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

- Satisfactory review of final construction plans and specifications.
- Receipt of a signed construction contract with an approved General Contractor.
- Verified builder's risk insurance and liability coverage.
- Final appraisal confirming the "As-Stabilized" value.
- Obtaining all necessary building permits and environmental clearances.

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 working with you on this project.

Sincerely,

[Signature]  
[Name of Loan Officer]

[Title]  
[Bank Name]

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**Acceptance:**

The undersigned hereby accepts the terms and conditions outlined in this letter.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_