

**DATE:** [Current Date]

**TO:**

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

**RE: BRIDGE LOAN APPROVAL LETTER**

Dear [Borrower Name],

We are pleased to inform you that [Lender Name] has approved your application for a commercial real estate bridge loan. This approval is based on the information provided in your application and is subject to the terms and conditions outlined below.

**LOAN SUMMARY:**

- **Property Address:** [Property Address]
- **Loan Amount:** \$[Amount]
- **Interest Rate:** [Percentage]% (Fixed/Variable)
- **Loan Term:** [Number of Months] months
- **Origination Fee:** [Percentage]%
- **Repayment Terms:** [e.g., Interest-only monthly payments]
- **Lien Position:** [e.g., First Mortgage]

**CLOSING CONDITIONS:**

This commitment is subject to the following documentation and requirements:

- Satisfactory final appraisal of the subject property.
- Clean title report and issuance of a lender's title insurance policy.
- Phase I Environmental Site Assessment (if applicable).
- Proof of property and liability insurance naming the Lender as loss payee.
- Executed personal guarantees from [Guarantor Names].
- Review and approval of all final lease agreements and rent rolls.

**EXPIRATION:**

This approval is valid until [Expiration Date]. If the loan does not close by this date, the Lender reserves the right to renegotiate terms or terminate this commitment.

Please acknowledge your acceptance of these terms by signing below and returning this letter by [Return Date].

Sincerely,

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

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**ACCEPTANCE:**

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

\_\_\_\_\_  
[Borrower Signature]

\_\_\_\_\_  
[Date]