

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

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

RE: Final Approval of Real Estate Bridge Loan - [Property Address]

Dear [Borrower Name],

We are pleased to inform you that [Lender Name] has granted final approval for your bridge loan application regarding the property located at [Property Address].

The terms of the approval are as follows:

- **Loan Amount:** \$[Amount]
- **Interest Rate:** [Percentage]% (Fixed/Variable)
- **Loan Term:** [Number of Months] months
- **Repayment Terms:** [Interest-only/Balloon Payment]
- **Origination Fee:** \$[Amount]
- **Estimated Closing Date:** [Date]

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

- Clear title report and title insurance policy.
- Execution of all final loan documents and mortgage instruments.
- Proof of valid hazard and liability insurance naming [Lender Name] as loss payee.
- Verification of [Specific Condition, e.g., Exit Strategy or Sale Contract].

Please review the attached loan commitment documents. To proceed, sign and return the documents by [Expiration Date].

Congratulations on your approval. We look forward to a successful closing.

Sincerely,

[Officer Name]
[Title]
[Lender Name]