

Date: [Date]

Borrower Name: [Borrower Name/Entity]

Borrower Address: [Borrower Address]

RE: Bridge Loan Conditional Approval

Dear [Borrower Name],

We are pleased to inform you that [Lender Name] has conditionally approved your application for a short-term bridge loan regarding the investment property listed below.

Loan Terms:

- **Property Address:** [Subject Property Address]
- **Loan Amount:** \$[Amount]
- **Interest Rate:** [Rate]%
- **Loan Term:** [Number of Months] Months
- **Lien Position:** [First/Second] Deed of Trust
- **Origination Fee:** [Percentage]%

Conditions for Closing:

- Final review and approval of a formal property appraisal.
- Clear title report and proof of title insurance.
- Evidence of hazard and liability insurance naming the lender as loss payee.
- Review of signed purchase contract and escrow instructions.
- Verification of remaining liquidity for project costs/reserves.

This letter is a conditional approval and does not constitute a final commitment to lend. This offer is subject to the satisfactory completion of our due diligence process and may expire on [Expiry Date] if not closed.

Please contact us at [Phone Number] or [Email] to proceed with the next steps.

Sincerely,

[Name of Loan Officer]

[Title]

[Lending Institution Name]