

[Date]

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

RE: Approval Letter for Real Estate Refinance Bridge Loan

Dear [Borrower Name],

We are pleased to inform you that [Lender Name] has approved your application for a bridge loan to refinance the property located at [Subject Property Address]. This approval is based on the information provided in your application and is subject to the terms and conditions outlined below.

Loan Terms:

- **Loan Amount:** \$[Amount]
- **Interest Rate:** [Percentage]% per annum (Interest-only)
- **Loan Term:** [Number] Months
- **Loan-to-Value (LTV):** [Percentage]%
- **Origination Fee:** [Percentage]%
- **Prepayment Penalty:** [Terms or "None"]

Required Documentation for Closing:

- Updated Title Commitment and Insurance
- Current Payoff Statement from existing lienholder
- Final executed Appraisal Report
- Proof of Hazard and General Liability Insurance
- Entity Documents (if borrowing under an LLC or Corporation)

This commitment is valid until [Expiration Date]. Please note that this approval is contingent upon there being no material change in your financial condition or the condition of the property prior to the closing date.

To proceed with this financing, please sign and return a copy of this letter by [Deadline Date].

Sincerely,

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

Accepted By:

[Borrower Signature]

Date: _____