

[Lender Name]
[Lender Address]
[City, State, Zip Code]
[Phone Number]

[Date]

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

RE: Bridge Loan Approval - [Property Address]

Dear [Borrower Name],

We are pleased to inform you that your application for a residential bridge loan has been approved. 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:** [Rate]% (Interest-only payments)
- **Loan Term:** [Number] Months
- **Origination Fee:** \$[Amount]
- **Collateral:** [Address of Subject Property]
- **Exit Strategy:** [Refinance / Sale of Property]

Conditions for Closing:

- Satisfactory appraisal report confirming a value of at least \$[Amount].
- Clear title report and valid title insurance policy.
- Proof of valid homeowner's insurance coverage.
- Execution of all final loan documents and mortgage deeds.
- [Additional Condition, e.g., Verification of funds for down payment].

This commitment is valid until [Expiration Date]. If the loan does not close by this date, the terms may be subject to change or the approval may be withdrawn.

Please sign and return a copy of this letter to indicate your acceptance of these terms.

Sincerely,

[Authorized Signature]
[Name and Title]
[Lender Name]

Borrower Acceptance:

I/We accept the terms of this bridge loan approval.

Signature: _____ Date: _____