

[Date]

[Borrower Name]

[Borrower Address]

[City, State, Zip Code]

RE: Approval Letter - Syndicated Real Estate Bridge Loan

Dear [Borrower Name],

We are pleased to inform you that [Lead Lender/Administrative Agent Name] and its syndicate of lenders have approved your request for a bridge loan facility for the acquisition/repositioning of the property located at [Property Address].

The approval is subject to the following preliminary terms and conditions:

- **Loan Amount:** \$[Amount]
- **Loan Term:** [Number] months (with [Number] extension options)
- **Interest Rate:** [Rate]% (Floating over [Benchmark Index, e.g., SOFR])
- **Amortization:** [Interest Only / Schedule]
- **Collateral:** First priority mortgage/deed of trust on [Property Name/Description]
- **Loan-to-Value (LTV):** Not to exceed [Percentage]%
- **Origination Fee:** [Percentage]% of the Loan Amount
- **Exit Fee:** [Percentage]% (if applicable)

This approval is contingent upon the successful completion of the following:

- Execution of a formal Syndicated Loan Agreement and related security documents.
- Review and approval of a current MAI Appraisal, Phase I Environmental Site Assessment, and Property Condition Report.
- Finalization of the lender syndicate group and allocation.
- Verification of Borrower's financial statements and liquidity.
- Title insurance policy and ALTA survey satisfactory to the Administrative Agent.

This letter is a statement of intent and does not constitute a legal obligation to fund until all definitive loan documents are executed and all closing conditions are met. This offer expires on [Expiration Date] if not accepted.

Sincerely,

[Signature]

[Name of Representative]

[Title]

[Lending Institution Name]

Acknowledgment and Acceptance:

The undersigned Borrower hereby accepts the terms outlined in this Approval Letter.

[Borrower Name]

Date: _____