

Date: [Date]

Borrower Name: [Borrower Name/Entity Name]

Borrower Address: [Borrower Address]

RE: Conditional Pre-Approval for Commercial Mortgage Loan

Dear [Borrower Contact Name],

We are pleased to inform you that [Lender Name] has reviewed your initial application and financial documentation. Based on a preliminary review of your creditworthiness and financial standing, we have granted a conditional pre-approval for a commercial mortgage loan under the following terms:

- **Loan Amount:** up to \$[Amount]
- **Property Address:** [Property Address/Description]
- **Loan Term:** [Term, e.g., 10 Years]
- **Amortization:** [Amortization Period]
- **Estimated Interest Rate:** [Rate]%

Conditions of Approval:

This pre-approval is subject to the satisfaction of several conditions, most notably the receipt and review of a professional real estate appraisal. This letter is contingent upon, but not limited to, the following:

1. **Satisfactory Appraisal:** Receipt of a certified appraisal report, ordered by the lender, confirming a Loan-to-Value (LTV) ratio not exceeding [LTV Percentage]%.
2. **Environmental Report:** Completion of a Phase I Environmental Site Assessment with results acceptable to the lender.
3. **Final Underwriting:** Verification of all final financial statements, tax returns, and organizational documents.
4. **Title Insurance:** Delivery of a clear title commitment and lender's title insurance policy.
5. **Property Inspection:** A physical inspection of the property by a lender-authorized representative.
6. **No Material Change:** No significant adverse change in the borrower's financial condition or the property's status prior to closing.

Please note that this letter is not a formal commitment to lend. A final commitment letter will only be issued once the appraisal has been reviewed and all underwriting conditions have been cleared to the lender's satisfaction.

This conditional pre-approval is valid until [Expiration Date].

Sincerely,

[Signature]

[Name of Loan Officer]

[Title]

[Lender Name]