Date: [Date]

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

RE: Conditional Approval for Commercial Investment Property Loan

Dear [Borrower Name],

We are pleased to inform you that [Lender Name] has conditionally approved your application for a commercial investment property loan. This approval is based on the preliminary review of your creditworthiness and the information provided regarding the subject property.

Loan Terms:

- **Property Address:** [Property Address]
- **Loan Amount:** $[Amount]
- **Interest Rate:** [Rate]% (Subject to market fluctuations)
- **Loan Term:** [Number of Months/Years]
- **Amortization:** [Number of Years]

Conditions for Final Approval:

This commitment is subject to the satisfaction of the following conditions:

- Receipt and satisfactory review of a certified real estate appraisal.
- Satisfactory environmental site assessment (Phase I Report).
- Final verification of borrower's financial statements and tax returns.
- Evidence of property insurance naming the lender as loss payee.
- Clear title report and issuance of a title insurance policy.
- Verification of current rent rolls and existing lease agreements.
- [Additional Condition 1]
- [Additional Condition 2]

This conditional approval is valid until [Expiration Date]. Please note that this letter does not constitute a final binding commitment to lend. Final approval is at the sole discretion of the underwriting department upon review of the requested documentation.

We look forward to working with you to close this transaction. If you have any questions, please contact [Loan Officer Name] at [Phone Number].

Sincerely,

[Signature]
[Name of Loan Officer]

[Title]
[Lender Name]