

Date: [Insert Date]

To: [Borrower Name]

Address: [Borrower Address]

CONDITIONAL APPROVAL LETTER

Dear [Borrower Name],

We are pleased to inform you that your application for a hard money bridge loan has been conditionally approved based on our preliminary review of your credit profile and the subject property. This approval is subject to the satisfaction of the terms and conditions listed below.

LOAN TERMS:

- **Property Address:** [Insert Property Address]
- **Loan Amount:** \$[Insert Amount]
- **Purchase Price/Value:** \$[Insert Price]
- **Interest Rate:** [Insert %]
- **Loan Term:** [Insert Months]
- **Origination Points:** [Insert %]

CONDITIONS FOR FINAL APPROVAL:

- Satisfactory independent appraisal or Broker Price Opinion (BPO).
- Clear Preliminary Title Report and Lender's Title Insurance Policy.
- Proof of Hazard and Liability Insurance naming [Lender Name] as Loss Payee.
- Verification of remaining funds/liquidity required for closing and reserves.
- Final review of executed purchase contract and escrow instructions.
- Physical inspection of the property by a designated representative.

This letter is a conditional commitment and does not constitute a final guarantee of funding. This commitment shall expire on [Insert Expiration Date] if the loan has not closed.

Sincerely,

[Your Name/Signature]

[Title]

[Lending Institution Name]

[Phone Number]

[Email Address]