

**DATE:** [Date]

**BORROWER:** [Borrower Name]

**ADDRESS:** [Borrower Address]

**RE: Conditional Mortgage Commitment**

Loan Number: [Loan Number]

Property Address: [Collateral Property Address]

Dear [Borrower Name],

We are pleased to inform you that [Lender Name] ("Lender") has approved your request for a commercial mortgage loan, subject to the terms and conditions outlined below:

**1. LOAN TERMS:**

- **Loan Amount:** \$[Amount]
- **Interest Rate:** [Rate]% (Fixed/Variable)
- **Term:** [Number of Months/Years]
- **Amortization:** [Number of Years]
- **Repayment:** [Monthly/Quarterly] payments of principal and interest.

**2. CONDITIONS FOR CLOSING:**

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

- Satisfactory independent appraisal showing a minimum value of \$[Amount].
- Satisfactory Phase I Environmental Site Assessment.
- Final review and approval of the Property's current rent roll and operating statements.
- Evidence of valid property and liability insurance naming Lender as Loss Payee.
- Clear Title Insurance policy and updated ALTA survey.
- Review and approval of all entity formation documents for the Borrower.
- Execution of personal guarantees by [Guarantor Names].

**3. FEES:**

The Borrower shall be responsible for all closing costs, including but not limited to legal fees, appraisal fees, and an origination fee of [Amount/Percentage].

**4. EXPIRATION:**

This commitment letter shall expire on [Expiration Date] if not accepted in writing. Once accepted, this commitment is valid until [Closing Deadline Date].

Please acknowledge your acceptance of these terms by signing below and returning this letter along with the commitment fee of \$[Amount].

Sincerely,

[Name of Loan Officer]  
[Title]  
[Lender Name]

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**ACCEPTED AND AGREED:**

By: \_\_\_\_\_  
Name: [Borrower Authorized Signatory]  
Date: \_\_\_\_\_