

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

[Date]

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

RE: Final Firm Commitment Letter for Loan Facility

Dear [Borrower Name],

[Lender Name] ("Lender") is pleased to inform you that your application for a commercial real estate loan has been formally approved. This letter constitutes a firm commitment to provide financing under the following terms and conditions:

1. TRANSACTION SUMMARY

- **Borrower:** [Entity Name]
- **Guarantor(s):** [Name(s) of Guarantors]
- **Loan Amount:** \$[Amount]
- **Purpose:** [Acquisition/Refinance/Construction] of the property located at [Property Address].
- **Collateral:** First priority mortgage/deed of trust on the subject property.

2. LOAN TERMS

- **Interest Rate:** [Fixed/Floating Rate] at [Percentage]%.
• **Term:** [Number] months/years.
• **Amortization:** [Number] years.
• **Repayment:** [Monthly principal and interest/Interest only] payments.
• **Prepayment Penalty:** [Describe penalty or "None"].

3. CONDITIONS TO CLOSING

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

- Receipt of a final appraisal satisfactory to the Lender confirming a minimum value of \$[Amount].
- Satisfactory Phase I Environmental Site Assessment.
- Issuance of an ALTA Lender's Title Insurance Policy.
- Evidence of comprehensive property and liability insurance naming Lender as Loss Payee.
- Execution of all final loan documents as prepared by Lender's counsel.

4. FEES AND EXPENSES

The Borrower shall be responsible for all closing costs, including but not limited to legal fees, appraisal fees, recording taxes, and an origination fee of [Percentage]% due at closing.

5. EXPIRATION

This commitment will expire on [Expiration Date] if the loan has not closed by such date, unless extended in writing by the Lender.

Please acknowledge your acceptance of these terms by signing and returning this letter by [Deadline Date].

Sincerely,

[Signature]
[Name of Authorized Officer]
[Title]
[Lender Name]

ACCEPTED AND AGREED:

By: _____
Name: [Borrower Authorized Signatory]
Date: _____