

**DATE:** [Insert Date]

**BORROWER:** [Borrower Name]

**CO-BORROWER:** [Co-Borrower Name]

**PROPERTY ADDRESS:** [Full Property Address]

**LOAN NUMBER:** [Loan Reference Number]

Dear [Borrower Name],

We are pleased to inform you that [Lender Name] ("Lender") has approved your application for a Portfolio Loan. This letter constitutes a Final Firm Commitment to provide financing under the following terms and conditions:

### 1. LOAN TERMS

- **Loan Amount:** \$[Insert Amount]
- **Loan Product:** [e.g., 30-Year Fixed / 5/1 ARM Portfolio]
- **Interest Rate:** [Insert Rate]%
- **Loan Term:** [Insert Number of Months/Years]
- **Amortization Type:** [Insert Type]
- **Lien Position:** [e.g., First Priority Mortgage]

### 2. CLOSING DETAILS

- **Estimated Closing Date:** [Insert Date]
- **Expiration of Commitment:** [Insert Expiration Date]
- **Required Down Payment:** \$[Insert Amount]
- **Estimated Cash to Close:** \$[Insert Amount]

### 3. CONDITIONS PRECEDENT TO CLOSING

This commitment is subject to the satisfaction of the following final items prior to or at the time of closing:

- Verification of clear title and issuance of a title insurance policy.
- Evidence of active homeowner's insurance policy with Lender listed as Loss Payee.
- Execution of all final loan documents, including the Note and Deed of Trust.
- No material adverse change in the Borrower's financial condition prior to funding.
- [Insert Additional Condition]

### 4. PORTFOLIO NOTICE

This loan is a portfolio product, meaning it will be held and serviced by [Lender Name] or its designated affiliate. It is not intended for immediate sale to secondary market agencies such as Fannie Mae or Freddie Mac.

## 5. ACCEPTANCE

Please acknowledge your acceptance of this commitment by signing below and returning this document to your Loan Officer no later than [Insert Date].

Sincerely,

[Authorized Officer Name]

[Title]

[Lender Name]

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## ACKNOWLEDGMENT AND ACCEPTANCE

I/We, the undersigned, hereby accept the terms and conditions of this Final Firm Commitment Letter.

\_\_\_\_\_  
Borrower Signature

\_\_\_\_\_  
Co-Borrower Signature

Date: \_\_\_\_\_