

LOAN COMMITMENT LETTER

Date: [Date]

Borrower Name: [Borrower Name]

Borrower Address: [Borrower Address]

Guarantor(s): [Guarantor Name(s)]

Re: Loan Commitment for [Property Address/Project Name]

Dear [Borrower Name],

[Lender Name] ("Lender") is pleased to inform you that your application for a commercial hard money loan has been approved subject to the terms and conditions outlined below:

- **Loan Amount:** \$[Amount]
- **Interest Rate:** [Rate]% per annum (Interest Only)
- **Loan Term:** [Number] Months
- **Collateral:** First Mortgage/Deed of Trust on [Property Address]
- **Loan to Value (LTV):** [Percentage]% of As-Is Value
- **Origination Fee:** [Percentage]% of the Loan Amount
- **Prepayment Penalty:** [Terms/None]
- **Closing Date:** On or before [Date]

Conditions Precedent to Closing:

1. Satisfactory review of a certified appraisal.
2. Clean title report and ALTA Title Insurance policy.
3. Proof of property insurance naming Lender as Loss Payee.
4. Execution of all final loan documents including Note and Mortgage.
5. Verification of [Any specific requirement, e.g., liquidity or permits].

This commitment is valid until [Expiration Date]. If the loan does not close by this date, this commitment shall become null and void unless extended in writing by the Lender.

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

Sincerely,

[Authorized Officer Name]

[Lender Company Name]

ACCEPTED AND AGREED:

[Borrower Name]
Date: _____