

**Date:** [Date]

**Borrower Name:** [Borrower Name/Entity]

**Borrower Address:** [Borrower Address]

# RE: CONDITIONAL LOAN COMMITMENT

Dear [Borrower Name],

Subject to the terms and conditions outlined below, [Lender Name] ("Lender") hereby provides this conditional commitment to fund a hard money loan for the acquisition and/or renovation of the property located at:

**Property Address:** [Property Address]

## LOAN TERMS

- **Loan Amount:** \$[Amount]
- **Interest Rate:** [Percentage]% per annum
- **Loan Term:** [Number] Months
- **Origination Fee:** [Percentage]%
- **Repayment Type:** [Interest Only / Amortized]
- **Lien Position:** First Deed of Trust / Mortgage

## CONDITIONS FOR CLOSING

This commitment is subject to the satisfactory completion and review of the following:

1. **Appraisal/Valuation:** Receipt of a professional appraisal or Broker Price Opinion (BPO) confirming an After Repair Value (ARV) of at least \$[Amount].
2. **Title Report:** A preliminary title report showing clear and marketable title, free of unauthorized liens or encumbrances.
3. **Insurance:** Proof of hazard and builder's risk insurance naming the Lender as Loss Payee.
4. **Entity Documents:** Copies of Articles of Organization, Operating Agreement, and Certificate of Good Standing (if applicable).
5. **Final Inspection:** A satisfactory site visit or inspection by a Lender-approved representative.
6. **Closing Documents:** Execution of all final loan documents, including the Note, Deed of Trust, and Personal Guarantee.

## EXPIRATION

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

This letter is not a final approval. Funding is contingent upon the Borrower meeting all Lender requirements and the accuracy of all information provided in the loan application.

Sincerely,

[Name of Authorized Signatory]

[Title]

[Lender Company Name]

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**ACCEPTED BY BORROWER:**

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