

LOAN COMMITMENT LETTER

Date: [Date]

Borrower Name: [Borrower Name]

Entity Name: [Entity Name, if applicable]

Property Address: [Subject Property Address]

Dear [Borrower Name],

We are pleased to inform you that [Lender Name] ("Lender") has approved your request for a Fix and Flip bridge loan for the acquisition and renovation of the property listed above. This commitment is subject to the following terms and conditions:

- **Loan Amount:** \$[Total Loan Amount]
- **Purchase Price Component:** \$[Amount for Acquisition]
- **Renovation Budget:** \$[Amount for Rehab/Construction]
- **Interest Rate:** [Rate]% (Interest Only)
- **Loan Term:** [Number of Months] Months
- **Origination Fee:** [Percentage]% of the Loan Amount
- **Lien Position:** First Mortgage/Deed of Trust
- **Loan to Value (LTV):** [Percentage]% of As-Is Value
- **After Repair Value (ARV):** \$[Estimated ARV]

Conditions for Closing:

This commitment is contingent upon the satisfactory completion of the following:

1. Clear and marketable title report.
2. Evidence of hazard and liability insurance naming Lender as Loss Payee.
3. Final approval of the detailed Scope of Work and Renovation Budget.
4. Execution of all standard loan documents, including Note and Mortgage.
5. Verification of Borrower's liquidity for required down payment and closing costs.

Draw Schedule:

Renovation funds will be held in escrow and released in draws upon completion of specific milestones and inspection by Lender's representative.

This commitment shall expire on [Expiration Date] if the loan has not closed by such date.

Sincerely,

[Authorized Signature]

[Name of Lender Representative]

[Lender Name]

Acceptance:

The undersigned Borrower hereby accepts the terms of this Commitment Letter.

Borrower Signature