

Date: [Date]

Borrower Name: [Borrower Name]

Borrower Address: [Borrower Address]

RE: Mortgage Loan Commitment

Dear [Borrower Name],

We are pleased to inform you that [Lender Name/Entity] ("Lender") has approved your application for a private money mortgage loan. This commitment is subject to the terms and conditions outlined below:

- **Loan Amount:** \$[Amount]
- **Interest Rate:** [Rate]% per annum
- **Loan Term:** [Number] months/years
- **Property Address:** [Address of Collateral]
- **Loan-to-Value (LTV):** [Percentage]%
- **Origination Fee:** \$[Amount] or [Percentage]%
- **Monthly Payment:** \$[Amount] (Interest Only / Principal and Interest)
- **Prepayment Penalty:** [Terms/None]

Conditions of Closing:

This commitment is contingent upon the following:

1. Clear and marketable title to the property.
2. Proof of valid homeowner's insurance naming the Lender as Loss Payee.
3. Satisfactory final inspection or appraisal of the property.
4. Execution of all standard legal loan documents (Promissory Note, Deed of Trust/Mortgage).
5. Verification of [Any specific document, e.g., liquidity or entity docs].

Expiration:

This commitment letter shall expire on [Date] if not signed and returned to the Lender, or if the loan fails to close by [Closing Deadline].

Please indicate your acceptance of these terms by signing below.

Sincerely,

[Lender Name/Signature]

[Lender Title]

Accepted by Borrower:

[Borrower Signature]

Date: _____