

HARD MONEY LOAN COMMITMENT LETTER

Date: [Insert Date]

To: [Borrower Name]

Address: [Borrower Address]

Email: [Borrower Email]

Dear [Borrower Name],

We are pleased to inform you that [Lender Name] ("Lender") has approved your application for a hard money loan based on the following terms and conditions:

- **Loan Amount:** \$[Insert Amount]
- **Interest Rate:** [Insert Percentage]% per annum
- **Loan Term:** [Insert Number] months
- **Collateral Property:** [Insert Property Address]
- **Estimated Property Value:** \$[Insert Amount]
- **Loan to Value (LTV):** [Insert Percentage]%
- **Origination Fee/Points:** [Insert Number] points
- **Monthly Payment:** Interest-only payments of \$[Insert Amount]
- **Prepayment Penalty:** [Insert Details or "None"]

Conditions of Closing:

1. Satisfactory review of a final title commitment and insurance policy.
2. Satisfactory appraisal or interior broker price opinion (BPO).
3. Verification of hazard and liability insurance naming Lender as Loss Payee.
4. Execution of all standard loan documents including Note, Deed of Trust/Mortgage, and Personal Guarantee.
5. [Insert Additional Condition]

This commitment letter is valid until [Insert 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.

To accept this commitment, please sign below and return it to our office by [Insert Acceptance Deadline].

Sincerely,

[Authorized Signature]

[Printed Name]

[Lender Company Name]

Acceptance:

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

Signature: _____

Date: _____