

Date: [Date]

To: [Borrower Name/Company]

Address: [Borrower Address]

RE: TRANSACTIONAL FUNDING LOAN COMMITMENT

Dear [Borrower Name],

This letter serves as a formal commitment by [Lender Name] ("Lender") to provide transactional funding to [Borrower Name] ("Borrower") for the purchase and immediate resale of the real property located at:

Property Address: [Full Property Address]

Loan Terms:

- **Loan Amount:** \$[Amount] (100% of the A-to-B Purchase Price)
- **Funding Type:** Same-day Transactional Funding (Double Closing)
- **Origination Fee:** \$[Amount]
- **Interest Rate:** 0% (provided the loan is repaid within 24 hours)
- **Collateral:** First Lien Deed of Trust/Mortgage on the Subject Property

Conditions for Funding:

1. **End Buyer:** Borrower must have a valid, executed, and non-assignable contract with an End Buyer for the resale (B-to-C transaction) of the property.
2. **Proof of Funds:** The End Buyer must have verified funds or a firm mortgage commitment on deposit with the closing agent.
3. **Title and Insurance:** Clear and marketable title must be established.
4. **Closing Agent:** Both the A-to-B and B-to-C transactions must close through the same title company or escrow office.
5. **Documentation:** Receipt and approval of all final HUD-1 or Settlement Statements by the Lender.

This commitment is valid until [Expiration Date]. This loan is intended for business purposes only and is not for personal, family, or household use.

Sincerely,

[Lender Signature]

[Lender Name]

[Lender Title/Company]

Accepted by Borrower:

Date: [Date]