

DATE: [Date]

BORROWER: [Borrower Name/Entity]

ADDRESS: [Borrower Mailing Address]

RE: COMMITMENT LETTER FOR BRIDGE FINANCING

Dear [Borrower Name],

We are pleased to inform you that [Lender Name] ("Lender") has approved your application for a short-term bridge loan for the acquisition and/or renovation of the investment property located at:

PROPERTY ADDRESS: [Subject Property Address]

This commitment is subject to the following terms and conditions:

- **LOAN AMOUNT:** \$[Amount]
- **LOAN PURPOSE:** [Purchase / Refinance / Rehab]
- **INTEREST RATE:** [Percentage]% per annum
- **LOAN TERM:** [Number] months
- **REPAYMENT:** [e.g., Monthly interest-only payments with a balloon payment at maturity]
- **LOAN TO VALUE (LTV):** [Percentage]% of [Appraised Value / Purchase Price]
- **ORIGINATION FEE:** [Percentage]% of the loan amount

CONDITIONS TO CLOSING:

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

1. Receipt of a final appraisal confirming a value of at least \$[Amount].
2. Clear and marketable title insurance policy.
3. Evidence of adequate hazard and liability insurance naming Lender as Loss Payee.
4. Verification of Borrower's liquid assets and corporate entity documents (if applicable).
5. Execution of all final loan documents, including Note and Deed of Trust/Mortgage.

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

Please acknowledge your acceptance of these terms by signing below and returning this letter by [Deadline Date].

Sincerely,

[Authorized Signatory Name]

[Lender Name]

ACCEPTED AND AGREED:

Signature: _____

Name: [Borrower Name]

Date: _____