

**[Lender Name]**  
[Lender Address]  
[City, State, Zip Code]

**[Date]**

**[Borrower Name]**  
[Borrower Address]  
[City, State, Zip Code]

## **RE: COMMITMENT LETTER FOR COMMERCIAL REAL ESTATE INVESTMENT LOAN**

Dear [Borrower Name],

[Lender Name] ("Lender") is pleased to advise you that your application for a commercial mortgage loan has been approved subject to the terms and conditions set forth in this letter.

### **1. TRANSACTION DETAILS**

- **Property Address:** [Subject Property Address]
- **Property Type:** [Office/Retail/Industrial/Multifamily]
- **Loan Amount:** \$[Amount]
- **Interest Rate:** [Rate]% per annum [Fixed/Variable]
- **Loan Term:** [Number] months/years
- **Amortization:** [Number] years

### **2. FEES AND COSTS**

The Borrower is responsible for all costs associated with this loan, including but not limited to: origination fees, appraisal fees, environmental reports, legal fees, and title insurance.

### **3. COLLATERAL**

This loan shall be secured by a first priority mortgage/deed of trust on the real property located at the address above and an assignment of all rents and leases.

### **4. CONDITIONS PRECEDENT TO CLOSING**

The Lender's obligation to fund is subject to the following:

- Satisfactory review of a certified appraisal.
- Satisfactory Phase I Environmental Site Assessment.
- Verification of Borrower's financial standing and tax returns.
- Review and approval of all existing tenant leases and rent rolls.
- Evidence of adequate property insurance naming Lender as loss payee.

## 5. EXPIRATION

This commitment will expire on [Date] unless a formal acceptance is signed and returned to the Lender by the Borrower.

Sincerely,

[Signature]

[Name of Loan Officer]

[Title]

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## ACCEPTANCE

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

\_\_\_\_\_  
[Borrower Name]

Date: \_\_\_\_\_