

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

Date: [Date]

Borrower Name: [Borrower Name/Entity]
Property Address: [Subject Property Address]
Loan Number: [Loan Number]

CONDITIONAL COMMITMENT LETTER (DSCR PROGRAM)

Dear [Borrower Name],

We are pleased to inform you that [Lender Name] has approved your request for a Debt Service Coverage Ratio (DSCR) business purpose mortgage loan for the investment property located at the address referenced above. This commitment is subject to the following terms and conditions:

LOAN TERMS

- **Loan Amount:** \$[Amount]
- **Interest Rate:** [Rate]%
- **Loan Term:** [Number of Months/Years]
- **Amortization:** [Interest Only / 30-Year Fixed / etc.]
- **Prepayment Penalty:** [Details of Penalty, if applicable]
- **Calculated DSCR:** [Ratio, e.g., 1.25]

REQUIRED DOCUMENTATION & CONDITIONS

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

- Final appraisal report verifying a Market Rent Addendum (Form 1007 or 1025).
- Evidence of valid Hazard and Liability Insurance naming the lender as loss payee.
- Clear Title Commitment and Title Insurance Policy.
- Executed Lease Agreement(s) or verification of Vacancy Status.
- Verification of liquidity for down payment and required interest reserves.
- Entity documentation (Articles of Organization/Operating Agreement) if closing in an LLC.

EXPIRATION

This commitment will expire on [Expiration Date]. Closing must occur on or before this date unless an extension is granted in writing by the Lender.

This letter is not an agreement to lend until all closing conditions are met. Please sign and return a copy of this letter to indicate your acceptance of these terms.

Sincerely,

[Loan Officer Name]
[Title]
[Lender Name]

ACCEPTED BY BORROWER:

Signature: _____ Date: _____