

Date: [Date]

Borrower Name: [Borrower Name/Entity]

Property Address: [Full Property Address]

RE: LOAN COMMITMENT LETTER

Dear [Borrower Name],

We are pleased to inform you that [Lender Name] ("Lender") has approved your request for a fix-and-flip investment loan for the purchase and renovation of the property located at the address listed above. This commitment is subject to the following terms and conditions:

- **Loan Amount:** \$[Total Loan Amount]
- **Purchase Price:** \$[Purchase Price]
- **Renovation Budget (Holdback):** \$[Renovation Amount]
- **Initial Funding at Closing:** \$[Funding Amount]
- **Interest Rate:** [Interest Rate]% per annum (Interest Only)
- **Loan Term:** [Number of Months] months
- **Origination Fee:** [Number of Points] points
- **Loan-to-Value (LTV):** [LTV Percentage]%
- **After Repair Value (ARV):** \$[Estimated ARV]

Conditions of Closing:

- Clear and marketable title insurance policy.
- Verification of builder's risk and liability insurance.
- Final review and approval of the detailed renovation scope of work.
- Appraisal confirming the current and "As-Completed" value.
- Executed personal guaranty by [Guarantor Name].

This commitment is valid until [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.

Please acknowledge your acceptance of these terms by signing below.

Sincerely,

[Lender Signature]

[Lender Printed Name]

[Lender Title]

ACCEPTED AND AGREED:

Signature: _____

Date: _____

[Borrower Name/Authorized Representative]