

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

[Date]

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

**RE: Mortgage Loan Commitment - [Property Address/Name]**

Dear [Borrower Name],

[Lender Name] ("Lender") is pleased to inform you that your application for a mortgage loan to finance the multi-family investment property located at [Property Address] has been approved subject to the terms and conditions outlined below:

- 1. Loan Amount:** \$[Amount]
- 2. Interest Rate:** [Rate]% per annum (Fixed/Variable)
- 3. Loan Term:** [Number of Months/Years]
- 4. Amortization:** [Number of Years]
- 5. Collateral:** First priority mortgage/deed of trust on the multi-family property consisting of [Number of Units] units.
- 6. Loan-to-Value (LTV):** Not to exceed [Percentage]% of the appraised value.
- 7. Debt Service Coverage Ratio (DSCR):** Minimum of [Ratio] to be maintained.

**Conditions Precedent to Closing:**

- Satisfactory certified appraisal reflecting a value of at least \$[Amount].
- Final review and approval of current rent rolls and operating statements.
- Clear title report and ALTA Title Insurance policy.
- Evidence of adequate property, liability, and flood insurance.
- Phase I Environmental Site Assessment satisfactory to Lender.
- Execution of all standard legal documentation by Borrower and Guarantors.

**Fees:** Borrower shall pay an origination fee of \$[Amount] and all third-party closing costs, including legal fees, recording fees, and appraisal costs.

**Expiration:** This commitment shall expire if not accepted by [Expiration Date] or if the loan fails to close by [Closing Deadline].

Please indicate your acceptance of these terms by signing below and returning this letter along with the commitment fee of \$[Amount].

Sincerely,

[Authorized Signatory Name]

[Title]

[Lender Name]

**Accepted and Agreed:**

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[Borrower Signature]

Date: [Date]