

DATE: [Insert Date]

BORROWER(S): [Insert Borrower Names]

BORROWER ADDRESS: [Insert Borrower Mailing Address]

RE: MORTGAGE LOAN COMMITMENT

Property Address: [Insert Subject Property Address]

Loan Number: [Insert Loan Number]

Dear [Insert Borrower Name],

[Insert Lender Name] ("Lender") is pleased to inform you that your application for a business-purpose mortgage loan has been approved. This commitment is subject to the terms and conditions outlined below:

1. LOAN TERMS:

- **Loan Amount:** \$[Insert Amount]
- **Interest Rate:** [Insert %] (Fixed/Adjustable)
- **Loan Term:** [Insert Number of Months/Years]
- **Amortization:** [Insert Amortization Type]
- **Prepayment Penalty:** [Insert Terms or N/A]

2. INVESTMENT PROPERTY DECLARATION:

The Borrower acknowledges and certifies that the subject property is a Non-Owner Occupied Investment Property. The proceeds of this loan are intended for business or investment purposes only and not for personal, family, or household use. The Borrower further certifies that they do not intend to occupy the property as a primary or secondary residence.

3. PRIOR TO CLOSING CONDITIONS:

This commitment is contingent upon the satisfaction of the following items:

- Receipt of a satisfactory final appraisal showing a value of at least \$[Insert Amount].
- Clear and marketable title insurance policy.
- Evidence of hazard, fire, and (if applicable) flood insurance.
- Verification of required cash to close and reserves.
- Executed Lease Agreement(s) for the subject property (if applicable).

4. EXPIRATION:

This commitment shall expire on [Insert Expiration Date] unless the loan is closed and funded on or before this date.

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

Sincerely,

[Insert Name of Loan Officer/Underwriter]
[Insert Lender Name]

BORROWER ACCEPTANCE:

I/We, the undersigned, hereby accept the terms of this Commitment Letter and reaffirm that the subject property is for investment purposes only.

Borrower Signature / Date

Borrower Signature / Date