

[Date]

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

RE: Commitment Letter for Residential Investment Property Loan

Dear [Borrower Name],

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

1. Loan Terms:

- **Loan Amount:** \$[Amount]
- **Interest Rate:** [Rate]% per annum
- **Loan Term:** [Number] years
- **Amortization:** [Type, e.g., Fixed/Adjustable]
- **Loan-to-Value (LTV):** [Percentage]%

2. Conditions for Closing:

- Satisfactory final appraisal confirming a value of at least \$[Amount].
- Clear and marketable title insurance policy.
- Evidence of hazard and liability insurance naming Lender as loss payee.
- Verification of [Amount] in liquid assets for down payment and reserves.
- Executed lease agreements (if applicable) for the subject property.

3. Fees and Costs:

The Borrower is responsible for all closing costs, including but not limited to origination fees, appraisal fees, legal fees, and recording taxes, estimated at \$[Amount].

4. Expiration:

This commitment is valid until [Expiration Date]. Closing must occur on or before this date unless extended in writing by the Lender.

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

Sincerely,

[Lender Signature]
[Lender Name/Title]

Accepted and Agreed:

[Borrower Name]

Date: _____