

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

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

RE: Portfolio Mortgage Loan Commitment

Loan Number: [Loan Number]
Property Address: [Subject Property Address]

Dear [Borrower Name],

We are pleased to inform you that [Lender Name] has approved your application for a mortgage loan under our portfolio lending program. This commitment is subject to the terms and conditions outlined below.

Loan Terms:

- **Loan Amount:** \$[Amount]
- **Interest Rate:** [Rate]%
- **Loan Term:** [Number of Months/Years]
- **Loan Type:** [Fixed/Adjustable] Portfolio Product

Primary Condition: Subject to Appraisal

This commitment is expressly contingent upon the receipt of a satisfactory real estate appraisal report. The appraisal must be performed by an appraiser selected by the lender and must show a minimum Fair Market Value of \$[Required Value]. The report must also indicate that the property meets all lender requirements regarding condition and marketability.

Additional Conditions:

- Verification of clear and marketable title to the property.
- Proof of homeowners insurance naming [Lender Name] as Loss Payee.
- Verification of no material change in your financial condition prior to closing.
- [Insert other specific conditions here].

This commitment will expire on [Expiration Date]. If the loan does not close by this date, the lender reserves the right to renegotiate terms or terminate this commitment.

Please sign and return a copy of this letter to indicate your acceptance of these terms.

Sincerely,

[Loan Officer Name]

[Title]

[Lender Name]

Acknowledgment:

I/We accept the terms of this Commitment Letter.

[Borrower Signature] / [Date]