



May 20, 2024

Re: [REDACTED]

Property: TBD

## Pre-Approval

To Whom It May Concern:

Please be informed that the above borrowers have applied for a conventional residential loan. Based on their excellent credit and verified down payment, they have obtained a pre-approval for a loan amount **\$510,000** with **340,000** down payment. Total purchase price is **850,000**.

This is a **PRE-APPROVAL** subject to review of Preliminary Title Report, Appraisal Report and final closing conditions.

I look forward to working with you in the coming weeks. If I can assist you further, please don't hesitate to call me.

Thank you!

Signature *Feng Zhang*

Name: Feng Zhang  
Senior Loan Officer  
NMLS: #1822962  
Cell Phone: 626-715-6348  
Address: 740 Roosevelt, #100, Irvine, CA, 92620



Interest rates and annual percentage rates (APRs) are based on current market rates, are for informational purposes only, are subject to change without notice and may be subject to pricing add-ons related to property type, loan amount, loan-to-value, credit score and other variables—call for details. This is not a credit decision or a commitment to lend. Depending on loan guidelines, mortgage insurance may be required. If mortgage insurance is required, the mortgage insurance premium could increase the APR and the monthly mortgage payment. Additional loan programs may be available. APR reflects the effective cost of your loan on a yearly basis, taking into account such items as interest, most closing costs, discount points (also referred to as "points") and loan-origination fees. One point is 1% of the mortgage amount (e.g., \$1,000 on a \$100,000 loan). Your monthly payment is not based on APR, but instead on the interest rate on your note. Adjustable-rate mortgage

(ARM) rates assume no increase in the financial index after the initial fixed period. ARM rates and monthly payments are subject to increase after the fixed period: ARMs assume 30-year term.