 N

October 8, 2024

Re: Sample Client

Property address: TBD

Dear Sample,

Congratulations! After reviewing your loan application, we have determined that your qualifications allow us to conditionally approve you for a loan subject to the conditions listed below. While continuing with the purchase of your new home, you may present this letter, or a copy thereof, as proof of your loan preapproval.

Occupancy Type: PRIMARY

Loan Type: CONVENTIONAL

This conditional approval is based on the following loan terms:

Estimated Purchase Price: $1,020,000

Loan Amount: $867,000

Estimated Down Payment: $153,000

Please note that this conditional approval is subject to the following:

• Acceptable property appraisal

• All Credit, Income & Assets to remain unchanged

• Fully executed Real Estate contract

Regards,

Matthew Ettlin

Matthew Ettlin

NMLS ID: 237068

DRE License ID: 0109297

Ettlin Financial Matthew Ettlin, CEO

***EQUAL CREDIT OPPORTUNITY ACT NOTICE***

*The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided that the applicant has the capacity to enter into a binding contract); or because all or part of the applicant’s income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The Federal agency that administers compliance with this law concerning this creditor is the office of the Thrift Supervision, Post Office Box 7165, 1 Montgomery, Suite 400, San Francisco, California 94120*

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