

## Pre-Approval Letter

We are pleased to inform you that [REDACTED] Chen, based on the information provided and a preliminary review of your financial standing, has been pre-approved for a mortgage loan. Below are the details of the pre-approval:

- **Approval Date:** 01/10/2026
- **Borrower Name:** [REDACTED] Chen
- **Program Type:** Portfolio Loan
- **Approved Loan Amount:** \$1,440,000
- **Purchase Price:** \$1,800,000

### The Final approval of this loan application is subject to:

- Satisfactory purchase agreement
- Marketable title to property
- Satisfactory Condo project
- Satisfactory property preliminary title report
- Final Verification of assets and income

If you have any questions regarding this letter, please feel free to contact me.

Sincerely,



Broker Contact: Han Yan  
Broker Company Name: Funding 365  
Broker Address: 20955 Pathfinder Rd #308, Diamond Bar, CA 91765  
Email: han@hanyteam.com  
Broker Contact Phone: 626-777-5555  
NMLS#: 2111606