

MORTGAGE LOAN PRE-APPROVAL

Date: Jan12, 2026

Dear: [REDACTED] Wang

ACG Funding, Inc. is pleased to advise that based upon the information provided, you have been pre-approved for a mortgage loan subject to the following terms and conditions:

Sale Price:	\$2,500,000.00	Downpayment:	1,500,000.00
Loan Amount:	\$1,000,000.00	Type of Loan:	30 YEARS
FIX Rate:	6.125%	FICO:	750

1. Final underwriting approval
2. Receipt of a satisfactory appraisal and fully ratified sales contract with all attached/addenda
3. Standard settlement conditions
4. The present rate is base on today rate sheet, not the buy down rate and no need pay for this rate.

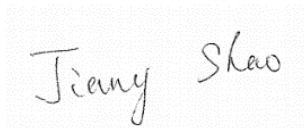
This pre-approval is valid 90 days from the above said date. Any change in the information provided may require a re-evaluation of your request.

Please note that loans that require private mortgage insurance are subject to independent approval by the mortgage insurance company.

We have checked the credit report and verified all final documents already.

ACG Funding, Inc. is pleased to provide this service to you. Upon ratification of a sales contract, notify your Loan Officer in order to complete your loan application and make arrangements for settlement.

Sincerely



Jiang Shao,

Senior Loan Officer

NMLS:1847601

CalBRE:02084051

909-551-1110

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