



Uni First Investment Inc
801 S Garfield Ave, #308
Alhambra CA 91801
626-940-5919
NMLS# 1317444

PRE-APPROVAL LETTER

1/19/2026

Borrower: [REDACTED]

To Whom It May Concern,

It is my pleasure to inform you that Uni First Investment Inc has pre-approved your home loan request for the purchase with the terms outlined below.

Loan Amount: \$500,000.00

Our pre-approval is based on industry acceptable underwriting guidelines that include sufficient credit history, adequate income and assets, and a verifiable down payment.

This pre-approval is subject to a satisfactory appraisal supporting the final purchase price of the home, clear title from the title insurance company, and full underwriting approval. This letter is not a commitment to lend, and interest rates are subject to change without notice and may affect the loan amount for which you qualify.

If you or your real estate agent should have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Laurence Mo".

Laurence Mo

Mortgage Broker

Uni First Investment Inc

801 S. Garfield Ave, #308, Alhambra CA 91801

NMLS #900786 | BRE #01944351

Phone: [626-429-0622](tel:626-429-0622) | Fax: [844-270-6554](tel:844-270-6554)

lmo@unifirstinvestment.com