LOAN APPROVAL LETTER

December 23, 2004

RE: Loan Approval for: **<Salutation 2>**
Delivered by fax to:**<B-Agent> <B-Fax>/ <B-Company>**
<L-Agent> <L-Fax>/ <L-Company>

Dear <B-Salutation> and <L-Salutation>:

Based on an underwriter's review I am pleased to issue loan approval on behalf of <Salutation 2> for a residential real estate purchase based on the following criteria:

Purchase Price:	**<Purch Market>**
First Lien Loan Amount:	**<1st Lien> (<LTV>% loan-to-value)**
First Lien Qualifying Interest Rate:	**<App Rate 1>**
Second Lien Loan Amount:	**<2nd Lien> (<CLTV>% combined-loan-to-value).**
Second Lien Qualifying Interest Rate:	**<App Rate 2>**

The interest rate used for qualifying is higher than the available market interest rate at the time of approval. Doing so provides for a more conservative loan approval and provides flexibility for the prospective buyer(s) and seller(s) in the event that interest rates increase prior to contract acceptance. Upon receipt of a fully executed contract our client will have the option of protecting (locking-in) an interest rate at current market rates.

Final loan approval is contingent upon a satisfactory appraisal, survey, title commitment, and homeowner's insurance. If loan closing takes place after <Document AU Expiration> are-verification of credit, assets, liabilities, employment, and income may be required.

Please contact my office at <MY:b-Office Ph> if you have any questions or need assistance.

Best Regards,

<MY:Contact>
<MY:b-Title>