

COMMITMENT LENDER

For:
<Salutation 2>

December 23, 2004

RE: Mortgage Financing Credit Approval

- Conventional*
- FHA/ VA*
- Stated Income/ No Documentation*

Dear <Salutation>:

Based on an underwriter's review I am pleased to issue loan approval for a residential real estate purchase/ Construction-Perm 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 to qualify, at the time of approval, is at least one full point higher than the current available market interest rate. This approval method allows for a more conservative loan approval and provides flexibility should interest rates increase before completion of your new home.

Final loan approval is contingent upon a satisfactory appraisal, survey, title commitment, homeowner's insurance, and a telephone re-verification of employment prior to closing. If loan closing takes place more than 180 days from the Automated Underwriting approval date of <Document AU Expiration>, a re-verification of credit, assets, liabilities, employment, and income may be required.

Best Regards,

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