

CONDITIONAL LOAN APPROVAL

For:
<Salutation 2>

December 23, 2004

RE: Mortgage Financing Credit Approval

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

Dear <Salutation>:

Based on an Automated Underwriting approval of your stated financial information, including a mortgage credit report, I am pleased to provide conditional credit approval for residential real estate a 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>

Your conditional approval is valid for seven calendar days and will be changed to full credit approval (valid for up to 120 days from the date of Automated Underwriting Approval- <Document AU Expiration>) upon an underwriter's review of documents that verify the information used to obtain your preliminary approval. Please gather and forward the following information:

<Doc 1 Requested>	<Doc 1 Received>
<Doc 2 Requested>	<Doc 2 Received>
<Doc 3 Requested>	<Doc 3 Received>
<Doc 4 Requested>	<Doc 4 Received>
<Doc 5 Requested>	<Doc 5 Received>
<Doc 6 Requested>	<Doc 6 Received>
<Doc 7 Requested>	<Doc 7 Received>
<Doc 8 Requested>	<Doc 8 Received>
<Doc 9 Requested>	<Doc 9 Received>
<Doc 10 Requested>	<Doc 10 Received>

Best Regards,

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