

333 Chicago Road, PO Box 302

Paw Paw, IL 61353

815-676-0990

9/19/2018

Dear Realtor,

Please be advised that **Mickey Mouse** is **pre-qualified** for a loan to purchase a new home. The terms of the loan are:

Property Address: TBD Term: 30 Yrs. Rate: 4.75%

Fixed or Adj: Fixed Purchase Price: TBD

Loan Type: Conventional

Max Loan Amount: TBD Down Payment: 10%

Appraisal ordered? No

Documents Received from borrower: No

Credit Pulled: Yes and reviewed by the Loan Officer

Automated underwriting ran: Yes

Title work ordered? No

Underwriting completed? No

Loan is approved subject to the following:

* Title commitment acceptable to lender. Must have EPA & COMP endorsements, 24 month chain of title, CPL and be in the amount of the loan for coverage. Clear title must be provided. Title commitment to be valid within 30 days of closing
* Appraisal with a value at or above purchase price. If the appraisal is subject to repairs, the repairs must be negotiated through the agents and be completed prior to closing unless the program allows for escrow repair holdback. LO to be notified ASAP on how repairs will be handled, if applicable.
* Fully executed purchase agreement to be provided.
* Underwriting must be complete before an approval letter will be issued by FSB. Borrower must meet all program guidelines and standards. Credit must not change during the loan. Any negative reporting, including balance increases may affect the outcome of the loan. Employment should not change during the loan.

If there are any questions about this approval letter, please contact Toni Pierce at 815-676-0988 (office) or 815-761-2442 (cell).

Sincerely,

Toni Pierce

Antonia Pierce

Sr. Loan Officer

NMLS #329142

tonipierce@flanaganstatebank.com

815-676-0990 Office

815-761-2442 Cell Phone