

**ACG Funding – Direct lender**  
**Team of United General Lending**  
1221 S Hacienda Blvd, Hacienda Heights, Ca 91745  
Tel: 626-523-8639    Fax: 626-839-2989

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January 8, 2024

To Whom It May Concern:

This letter serves as a pre-approval for the loan application described bellow.

Borrower: [REDACTED] I HE

Purchase Price:\$1,130,000

Loan Amount: \$904,000

Subject Property: 1515 S. Garfield Ave, Alhambra, CA, 91801

The above application has been pre-screened and pre-qualified. the borrowers are pre-approved for a loan amount up to \$ 904,000.

The borrower's FICO is 755.

Further approval, underwriting and the final drawing of loan documents are subjected to verification and the fulfillment of the reviewing of appraisal report and conditions by lender.

The interest rate is subject to market condition and changes.

Sincerely yours,

**LeoLi**

Loan Officer / NMLS # 1587702

626-523-8639 ©

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