

# Conditional Loan Quote

**Borrowers:** Mei Ling Chen  
File #22127

**Quote Date:** 7/30/2018

**Loan Purpose:** Investment

**Subject Property:** 1st Trust Deed 809 E Pine St  
Compton CA 90221

**Loan Dates:**  
Quote Expiration Date 7/31/2018  
Funding/Closing Deadline 8/7/2018

**SELECT & INITIAL LOAN PROGRAM BELOW:**

<b>2-Year Term &amp; Loan Amount</b>	<b>\$299,000</b>	
<b><u>Amortized Payment</u></b>		
Fixed Interest Rate	11.99%	
Lender Fee (% of Loan Amount)	2.00%	
Amortization Period	40	
Amortization Payment	<b>\$3,013.00</b>	< _____ Borrower Initials

**Other Loan Terms:**

<b>Prepayment Penalty (Fee):</b>	<b>first 6 months</b>
Fees & Escrow Disbursements:	<b>See Below</b>
Late Fee	<b>10.00%</b>
Grace Period	<b>10 days</b>
Default Rate	<b>Note Rate + 6%</b>
Junior Financing	<b>Permitted</b>

**Lender Conditions/Approvals:**

Digital photos (**Appraisal JPEG's**):  
Front yard, Rear yard, All interior rooms, kitchen and bathrooms

Loan Application (Each Borrower)

Credit Report

New Appraisal: Desk Review

Minimum "**AS IS**" Appraised Value:

Preliminary Title Report

Verification of current zoning and General Plan

Signed borrower authorization

Purchase contract and all addendums

Rental agreement (if rented)

**Prepared/Obtained By:**

Broker	<b>Required</b>
Broker	<b>CLEARED</b>
Broker	<b>CLEARED</b>
Broker	<b>Required</b>
	<b>\$535,000</b>
Broker	<b>Required</b>
Lender	<b>Required</b>
Broker	<b>Required</b>
Broker	<b>N/A</b>
Broker	<b>Required</b>

**Required Documents (Closing):**

State Disclosures (Form 882)

Executed Loan Quote

**Prepared/Obtained By:**

Broker	<b>Required</b>
Broker	<b>Required</b>

## Conditional Loan Quote

**Borrowers:**

Mei Ling Chen  
File #22127

**Quote Date:**

7/30/2018

Escrow Instructions	Lender	Required
Promissory Note	Lender	Required
Affidavit Regarding Loan Purpose	Lender	Required
Agreement to Arrange Credit	Lender	Required
Authorization to Provide Information	Escrow	Required
Copy of Driver's License (each Borrower)	Escrow	Required
Deed of Trust	Escrow	Required
Insurance Certificate	Escrow	Required

**Escrow Disbursements:**

<b>Broker Points/Fees:</b>	<b>2.00%</b>
Lender Fee (Underwriting)	<b>\$975.00</b>
Lender Fee (Loan Docs)	<b>\$655.00</b>
Lender Fee (Processing)	<b>\$890.00</b>
Lender Fee (Funding Fee)	<b>\$585.00</b>
Lender Fee (Wire)	<b>\$45.00</b>
Credit Report (Lender)	<b>\$35.00</b>
Property Inspection (Lender)	<b>\$395.00</b>
Escrow/Title	<b>Borrower Pay</b>

**Acceptance By Borrower**

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

**Acceptance By Broker:**

Print Name: \_\_\_\_\_  
By: \_\_\_\_\_

Date: \_\_\_\_\_