

LENDER DIRECT, INC

500 N. STATE COLLEGE BLVD STE 910 ORANGE, CA. 92868

LOAN APPROVAL

SUBMITTED BY . . .

Company: LENDER DIECT, INC.
LO/Rep: Magdy Mikhail
Phone: (714) 634-8100 **Fax:** (714)634-8105

PROGRAM INFO . . .

Program: 30 YR FIXED
Prog Desc: AB30
Type: CONVENTIONAL
Loan Amt: \$280,000/\$70,000
Term/Amort: 360 / 360 **O/O?:** YES
LTV/CLTV: 80.00 / 100.00
Purpose: PURCHASE
Cash Out:
Doc Type: STATED

PRICING INFO . . .

Loan #: 70503021
Prevailing/Approved Rate: 7.00%/8.00%
Prevailing/Approved Pts:
Lock Rate: 7.00%/8.00%
Lock Points: %
Lock Date: 10/23/2003
Lock Expires: 11/17/2003

BORROWER INFO . . .

Borrower: HONORINA MORALES
Co-Borr:
Borr Fico: 715 **Co-Borr Fico:**

PROPERTY INFO . . .

Property: 1259 N. BAXTER ST ANAHEIM CA 92805
Prop Type: SFR **Appraise Val:** \$350,000
Purch Amt: **Appraisal Exp:**

UNDERWRITING INFO . . .

Credit Appr: Approved:10/29/2003 Expires:11/30/2003
Account Exec: HANY GIRGIS **Phone:** (714) 634-8100
Underwriter: JAMES HENDRICK **Phone:** (714) 634-8100
Processor: Rosa Cabrera **Phone:** (714) 634-8100

U/W CONDITIONS . . .

PRIOR TO DOC CONDITIONS

	Signed Off	Und
1.FILE RECEIVED MEETS PROGRAM GUIDLINES FOR 100% CLTV STATED PURCHASE PROGRAM		
2.APPRAISER REVIEW CONDUCTED BY AN APPROVED APPRAISER. LENDER DIRECT TO PERFORM		
3.THIS FILE IS SUBJECT TO MANUAL UNDERWRITING. VERIFICATION OF EMP.,APPRAISAL REVIEW		
4.REVIEW OF INCOME STATED CONSISTENT WITH JOB DESCRIPTION ON 1003		

FUNDER CONDITIONS . . .

PRIOR TO CLOSING CONDITIONS

5. FINAL 1003 (PAGES 1-4) TO BE INITIALED, SIGNED AND DATED BY ALL BORROWER(S)		
6. TYPED 1003 (PAGES 1-4) TO BE INITIALED, SIGNED AND DATED BY ALL BORROWER(S)		
7. THE FOLLOWING DEBTS ARE REQUIRED TO BE PAID IN FULL & MUST APPEAR ON FINAL HUD-1; BALANCES TO BE VERIFIED BY PAYOFF STMTS BROUGHT TO CLOSING: NONE		
8. CERTIFIED COPY OF FULLY EXECUTED ESCROW INSTRUCTIONS AND ALL AMENDMENTS		
9. CASH OUT REFINANCE - 3 DAY RECISSION IS REQUIRED IF APPLICABLE		
10. LENDER WILL PERFORM A TELEPHONE VERIFICATION OF EMPLOYMENT ON ALL BORROWERS PRIOR TO FUNDING		
11. THIS APPROVAL WILL BE NULL AND VOID SHOULD ANY OF THE CONDITIONS NOT BE MET OR SHOULD THE BORROWER'S FINANCIAL/EMPLOYMENT STATUS CHANGE PRIOR TO CLOSING OF THE LOAN. ANY CHANGE TO THE ABOVE LOAN TERMS MAY REQUIRE THE FILE TO BE REUNDERWRITTEN.		
12. ALL UPFRONT COMPLIANCE FORMS (PER THE 'COMPLIANCE FORMS CHECKLIST') MUST BE SIGNED BY ALL BORROWERS AND PROPERLY DATED.		
13. THE FILE MUST CONTAIN EVIDENCE THAT THE INITIAL GFE/TIL/GFE PROVIDER LIST WAS GIVEN TO THE BORROWER WITHIN 3 DAYS OF THE UPFRONT 1003		

JAMES HENDRICK

10/29/2003

Underwriter

Credit Approval Date

Underwriter

Final Approval Date

If you have any questions, please call MAGDY MIKHAIL at 714-634-8100 . Fax conditions to (714) 634-8100; Fax Rate Locks to (714) 634-8100.