



April 3rd, 2023

Alexander Audet
127 Depot Street
Hyde Park, VT 05655
Dear <Borrower Name>,

We are pleased to inform you that you have been pre-approved for a *locally serviced* residential mortgage loan, with a purchase price of up to **\$240,000.00**. As part of this process, we have relied upon:

- ✓ *Validation of Income and Employment*
- ✓ *Validation of Sufficient Assets*
- ✓ *Automated Underwriting System Approval from Fannie Mae*
- ✓ *Review of Personal Credit Report.*

Important Information:

- ✓ *Loan Program: Conventional 30 years fixed*
- ✓ *Loan to Value: 85%*
- ✓ *Pre-approval Valid Thru: July 30th, 2023*
- ✓ *Property Type: Single family, Condo or 2- Unit primary*

The following are conditions required by the Credit Union for final loan approval:

- ✓ *Fully executed Purchase and Sales agreement*
- ✓ *Acceptable appraisal ordered and approved by the credit union*
- ✓ *If subject property is a condo, it must meet secondary market guidelines*
- ✓ *Verification of down payment, closing costs and reserves*

Your loan was pre-approved at an estimated interest rate of **6.625%** (Your interest rate is not locked; you will be able to lock your interest rate when you provide us with a Purchase and Sale Agreement).

VSECU, a division of New England Federal Credit Union, at its sole discretion, reserves the right to make all final loan decisions on your credit request. Additional conditions may be added at the time of final loan approval. Your pre-approval may be extended or can accommodate a closing beyond the expiration date with an updated credit report and applicable documents, as requested by VSECU, a division of New England Federal Credit Union.

I look forward to working with you in the next step of this purchase. Please call or e-mail me directly if you have any questions.

Sincerely,

Shari DeLatta

Shari DeLatta
Mortgage Originator – NMLS # 251614
NEFCU NMLS # 446767
802.371.3130/ sdelatta@vsecu.com

VSECU, a division of New England Federal Credit Union
One Bailey Avenue • PO Box 67 • Montpelier, VT 05601-0067 • 802/800 371-5162 • www.vsecu.com
