



Pre-Approval & Proof of Funds

UNDERWRITER VERIFIED

Letter FR-PA-SAMPLE · Issued October 29, 2026 · **Valid for closings on or before December 16, 2026**

To the Seller and Listing Agent:

Fidelity Residential has **underwritten and pre-approved** the borrower below for a business-purpose fix-and-flip (purchase and renovation) loan. The borrower's credit, background, liquidity, experience and entity have been documented and verified by our underwriter.

BORROWER Demo Holdings LLC	GUARANTOR(S) Casey Demo	PURCHASE PRICE \$300,000
TOTAL LOAN \$355,000	AT CLOSING (PURCHASE) \$270,000	RENOVATION (DRAWS) \$85,000
PROPERTY 45 Example Avenue, Freehold, NJ 07728	PROGRAM Fix & Flip	LOAN PURPOSE Business purpose

PROOF OF FUNDS. This letter is the borrower's proof of funds for this purchase: financing of up to **\$355,000** is approved for the property shown (\$270,000 at closing toward the purchase price and \$85,000 for the renovation, released in draws), subject only to the conditions below. The borrower's own funds for the balance, closing costs and reserves are verified through October 17, 2026.

VERIFIED AND UNDERWRITTEN

- ✓ **Credit:** three-bureau merged credit report dated **October 20, 2026** reviewed; qualifying score meets program requirements.
- ✓ **Background:** background and OFAC checks on every guarantor dated **October 21, 2026**, cleared.
- ✓ **Liquidity:** verified liquid funds (statements through **October 17, 2026**) meeting the program's liquidity requirement for this loan.
- ✓ **Experience:** 6 completed investment projects verified.
- ✓ **Entity:** articles of formation, operating agreement, EIN and certificate of good standing reviewed; signing authority confirmed.

APPROVED SUBJECT ONLY TO

1. A fully executed purchase contract (any assignment fee or seller credit within program limits).
2. An interior valuation satisfactory to the lender showing the as-is value and after-repair value (ARV).
3. Lender approval of the scope of work and renovation budget, with the final loan within the program maximums (90% of as-is value at closing, 90% of total cost, 70% of ARV).
4. An eligible property type and location, a satisfactory title commitment, and insurance covering the renovation and liability (and flood insurance if required).
5. No material change in credit, liquidity, background or entity standing before closing.

This pre-approval is based on the documentation, verification and underwriting described above and on the purchase price and loan amount shown. It is not a commitment to lend on a specific property, and the interest rate is not locked; final terms are set when the rate is locked. As proof of funds it covers only the financing shown, for the property and price on this letter. Renovation funds are released in draws after inspection. This is a business-purpose loan; the property may not be occupied by the borrower or their family. Fidelity Residential, a dba of PFN Lending Group, Inc. · NMLS ID #103098 · Equal Housing Lender.

Morgan Sample

Loan Officer
(732) 686-9999 · loans@fidresi.com
Fidelity Residential · NMLS ID #103098

Verify this letter

Confirm it is current at
<https://fidresi.com/v/SAMPLE>
or call (732) 686-9999. Letters are void if altered.