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Lenox/Weslend Financial Mortgage Corp 200 E. Sandpointe Ave, Ste 800, Santa Ana, CA 92707-, (949) 428-5100 T FAX (0)

VA LOAN APPROVAL

BROKER INFO			_ UNDERWRI'	UNDERWRITING INFO IDENTIFICATIO		CATION	
Broker: Contact:	Ameristar Revers Ball@Ameristarn	nortga	je	Approved: Underwriter:	04/16/2014 Camille Harker	Loan #: Case #:	9514030242 77-77-6-5195930
Phone:	ER INFO	Fax:		Processor: MIP/VAFF: How Paid:	Lok Teri \$10,535.00 FINANCE	LOCK INF(0
Borrower. Co-Borr:			Fico: 767 Fico: 0	Apr/MaxRate Expires:	:3.750 / 3.750 06/15/2014	Rate: Lock Expir	3.750% res: 05/12/2014
				LOAN INFO	• • •		
PROPERT	Y INFO			LoanAmt:	\$500,535	Program:	6033-00
Droportivi	Columbia Streat L	nit		BaseAmt:	\$490,000	Type:	FIXED
Property:	Columbia Street U			LTV/CLTV:	100.000% / 100.000%	Purpose:	PURCHASE
PropType:	San Diego, CA S CONDO	Appraised		Term:	360	CashOut?	NO O/O?: YES
		Value: ^{\$}	490,000	Doc Type:	FULL	AppraisalE	xp: 07/14/2014
				Final Grade:		DTI Ratio:	51.76%

PRIOR TO CONDITIONS

		Signed Off	Und
1.	BROKER TO OBTAIN VA APPROVAL.	05/06/2014	СН

PRIOR TO DOC CONDITIONS

2.	****5/6 ADDED**** DOCUMENT THE SOURCE OF FUNDS FOR THE FOLLOWING DEPOSITS TO BORROWER'S WELLS FARGO ACCT #9991: \$1,800.00 ON 3/25 AND \$2,000.00 ON 3/26	05/07/2014	СН
3.	****5/6 ADDED**** STILL NEED TO DOCUMENT THE SOURCE OF FUNDS USED TO PAYOFF DEBTS. DEBTS WERE PAID OFF ON 4/21/14 IN THE FOLLOWING AMOUNTS: AMEX \$115.92; CHASE \$2,349.44; USAA \$1,371.86; AND CITI \$3,699.55 FOR A TOTAL OF \$7,537.00. ON 3/26 BORROWER HAD \$6,901.00 IN HER WELLS FARGO ACCOUNT, SHE WIRED \$6,871.30 TO ESCROW ON 3/27 AND THIS ACCT NOW HAS A ZERO BALANCE. DOCUMENT WHERE THE MONEY CAME FROM ON 4/21 TO PAYOFF \$7,537.00 IN DEBT. BORROWER'S LAST VERIFIED BANK BALANCE IN HER USAA ACCOUNT WAS \$4,727.00 AS 0F 4/9/14. WHERE DID THE ADDITIONAL \$2,810.00 COME FROM.	05/07/2014	CH
4.	****5/6 ADDED**** CREDIT SUPP TO SHOW THE FOLLOWING ACCOUNTS HAVE ZERO BALANCES: AMEX #39908; CHASE #42666; USAA #496727; AND CITI #546616	05/07/2014	СН
5.	****4/16 ADDED**** BORROWER IS SHORT FUNDS TO CLOSE AND PAYOFF DEBT. GIFT LETTER IS FOR \$3,000.00 INSTEAD OF \$5,000.00. UPDATED BANK BALANCE IS \$4,727.00. THERE IS A TOTAL OF \$7,727.00 VERIFIED. \$12,829.00.00 IS NEEDED TO CLOSE AND PAY DEBT (THE \$5,000.00 EARNEST MONEY HAS NOT YET BEEN VERIFIED). DOCUMENT SUFFICIENT FUNDS TO CLOSE AND PAYOFF DEBT. DU IS CURRENTLY INELIGIBLE DUE TO INSUFFICIENT FUNDS.	04/23/2014	СН
6.	(INTERNAL) 4506 RESULTS (RECEIVED), FRAUD GUARD, CLEAR CAIVR NUMBER, FINAL IAD WORKSHEET, VERBAL VOE (RECEIVED LETTER FROM THE NAVY)	05/07/2014	СН
7.	VA LAPP APPRAISAL	04/23/2014	СН
8.	ESTIMATED HUD-1 REFLECTING NO NON-ALLOWABLE CHARGES TO VETERAN.	04/23/2014	СН
9.	PRELIMINARY TITLE POLICY / TITLE COMMITMENT WITH 24 MO CHAIN OF TITLE, ALTA FOR ADDRESS AND PLAT MAP / SURVEY	04/23/2014	СН
10.	LOE SIGNED AND DATED BY ALL BORROWER (S) FOR ADDITIONAL ADDRESSES ON CREDIT: 600 HOSKING AVE #15D, BAKERSFIELD, CA; 2328 LE CONTE AVE, BERKLEY, CA. ****4/16 ADDED, BORROWER TO CONFIRM NO OWNERSHIP INTEREST IN THESES PROPERTIES.****	04/23/2014	СН
11.	VA 26-1805 APPRAISAL ASSIGNMENT AND CASE NUMBER	04/23/2014	СН
12.	VETERAN TO COMPLETE/SIGN VA FORM 26-1880, SIGN/DATE RIGHTS OF VA LOAN BORROWERS, LOAN OFFICER TO SIGN/DATE MILITARY COUNSELING CHECKLIST	04/16/2014	СН
13.	CORRECT THE INITIAL 26-1802A, COMPLETE #19	04/16/2014	СН
14.	BORROWER AND SELLERS TO SIGN/DATE VA ESCAPE CLAUSE	04/23/2014	СН
15.	OBTAIN A STATEMENT OF SERVICE FROM BORROWER'S COMMANDING OFFICER OR PERSONNEL OFFICER	04/16/2014	СН
16.	BORROWER TO WET SIGN/INITIAL ALL PAGES OF THE SALES CONTRACT AND	04/16/2014	СН

	PRIOR TO DOC CONDITIONS	Signed Off	Und
	ADDENDUMS		
17.	PROVIDE ESCROW INSTRUCTIONS AND ANY AMENDMENTS	04/23/2014	СН
18.	VERIFY A TWO YEAR WORK/SCHOOL HISTORY FOR BORROWER. EXPLAIN ANY GAPS GREATER THAN 60 DAYS. ****4/16 ADDED, THIRD PARTY VERIFICATION IS REQUIRED, NOT A LETTER FROM THE BORROWER.**** 4/23 ADDED, PROVIDE A COMPLETE TWO YEAR VERIFIED WORK/SCHOOL HISTORY WITH DATES AND EXPLAIN ANY GAPS GREATER THAN 60 DAYS. BORROWER HAS NOT BEEN IN THE MILITARY FOR TWO YEARS.****	05/06/2014	СН
19.	COPIES OF 2012/2013 W2S	04/16/2014	СН
20.	COPY OF CANCELLED EARNEST MONEY CHECK FOR \$5,000.00 TO SHOW IT CLEARED BEFORE THE DATE ON BORROWER'S BANK STATEMENTS. ****4/23 ADDED, PROVIDE A COPY OF THE WELLS FARGO BANK STATEMENT FROM WHICH FUNDS WERE WIRED TO ESCROW IN THE AMOUNT OF \$6,871.30 ON 3/27/14.****	05/06/2014	СН
21.	COMPLETED/SIGNED GIFT LETTER FROM AN ACCEPTABLE DONOR FOR \$3,000.00. BORROWER TO ALSO SIGN GIFT LETTER	04/16/2014	СН
22.	DOCUMENT THE TRANSFER OF THE GIFT FUNDS FROM THE DONOR TO THE BORROWER. ****4/23 ADDED, DOCUMENT THE DEPOSIT OF THE GIFT FUNDS TO BORROWER'S ACCOUNT.****	05/06/2014	СН
23.	MASTER CONDO INSURANCE POLICY FOR HAZARD/LIABILITY/FIDELITY. MASTER POLICY TO REFLECT NUMBER OF UNITS IN PROJECT.	04/23/2014	СН
24.	HO-6 POLICY (IF WALLS-IN NOT COVERED IN MASTER POLICY).	04/16/2014	СН
25.	(INTERNAL) PROVIDE A FLOOD CERT	05/06/2014	ΤL
26.	DOC ORDER, CLOSING PROTECTION LETTER (RECEIVED), AND WIRE INSTRUCTIONS (RECEIVED)	05/06/2014	ΤL

PRIOR TO FUNDING CONDITIONS

SELLER PAID COSTS NOT TO EXCEED 4% + BORROWER'S NRCCS.	
WESLEND CLOSING DEPARTMENT TO COMPLETE FINAL VERBAL VOE PRIOR TO FUNDING.	
SUBORDINATE FINANCING IS NOT PERMITTED	
VA FUNDING FEE IS 2.15%, ORIGINATION FEE NOT TO EXCEED 1%	
VA AND CONDO RIDERS	
CASH REQUIRED TO CLOSE NOT TO EXCEED THE \$11,418.00 (INCLUDES \$10,000.00 EARNEST MONEY DEPOSIT)	
HPML: IF THE APR AT THE TIME OF LOAN CLOSING MEETS THE DEFINITION OF A FEDERAL HIGHER PRICED MORTGAGE THE LOAN MAY NOT BE ELIGIBLE. LOAN MUST MEET RESIDUAL INCOME AND RESERVE REQUIREMENTS.	
****4/16 ADDED**** LOAN MUST CLOSE AND DISBURSE BY 6/2/14, OTHERWISE STUDENT LOAN PAYMENTS WILL HAVE TO BE COUNTED IN THE RATIOS.	
FINAL TYPED CORRECTED 1003 AND 26-1802A ADDENDUM TO THE APPLICATION SIGNED/DATED BY ALL PARTIES.	
COMPLIANCE WITH ALL CONDITIONS PER VA NOTICE OF VALUE	
FUNDS HAVE BEEN VERIFIED IN THE AMOUNT OF: \$10,000.00 EARNEST MONEY DEPOSIT AND \$3,051.00 IN USAA BANK. FUNDS MUST COME FROM THESE VERIFIED SOURCES ONLY.	
OCCUPANCY AFFIDAVIT / SURVEY AFFIDAVIT TO BE SIGNED AND TITLE TO PROVIDE ALTA 9 WHERE AVAILABLE	
PROVIDE EVIDENCE THAT THE VA APPRAISER HAS BEEN PAID OR APPRAISAL FEE TO BE COLLECTED AT CLOSING TO BE PAID BY LENOX / WESLEND FINANCIAL	
EXCESS PREM CREDIT TO BE APPLIED AS PRINCIPLE REDUCTION - CANNOT BE APPLIED TO PAYOFF	
FULLY EXECUTED ESCROW INSTRUCTIONS AND SALES CONTRACT AND SALES CONTRACT ADDENDUMS.	
TERMITE REPORT AND CLEARANCE - REQUIRED ON ALL VA PURCHASE/REFI TRANSACTIONS EXCLUDING IRRRL. ****CANNOT BE WAIVED**** VETERAN TO SIGN / VA REQUIRD VERBIATE TO BE ON TERMITE REPORT	
****4/16 ADDED**** VETERAN TO SIGN TERMITE REPORT WITH VA REQUIRED VERBIATE ON THE REPORT.	
	FUNDING. SUBORDINATE FINANCING IS NOT PERMITTED VA FUNDING FEE IS 2.15%, ORIGINATION FEE NOT TO EXCEED 1% VA AND CONDO RIDERS CASH REQUIRED TO CLOSE NOT TO EXCEED THE \$11,418.00 (INCLUDES \$10,000.00 EARNEST MONEY DEPOSIT) HPML: IF THE APR AT THE TIME OF LOAN CLOSING MEETS THE DEFINITION OF A FEDERAL HIGHER PRICED MORTGAGE THE LOAN MAY NOT BE ELIGIBLE. LOAN MUST MEET RESIDUAL INCOME AND RESERVE REQUIREMENTS. ****4/16 ADDED**** LOAN MUST CLOSE AND DISBURSE BY 6/2/14, OTHERWISE STUDENT LOAN PAYMENTS WILL HAVE TO BE COUNTED IN THE RATIOS. FINAL TYPED CORRECTED 1003 AND 26-1802A ADDENDUM TO THE APPLICATION SIGNED/DATED BY ALL PARTIES. COMPLIANCE WITH ALL CONDITIONS PER VA NOTICE OF VALUE FUNDS HAVE BEEN VERIFIED IN THE AMOUNT OF: \$10,000.00 EARNEST MONEY DEPOSIT AND \$3,051.00 IN USAA BANK. FUNDS MUST COME FROM THESE VERIFIED SOURCES ONLY. OCCUPANCY AFFIDAVIT / SURVEY AFFIDAVIT TO BE SIGNED AND TITLE TO PROVIDE ALTA 9 WHERE AVAILABLE PROVIDE EVIDENCE THAT THE VA APPRAISER HAS BEEN PAID OR APPRAISAL FEE TO BE COLLECTED AT CLOSING TO BE PAID BY LENOX / WESLEND FINANCIAL EXCESS PREM CREDIT TO BE APPLIED AS PRINCIPLE REDUCTION - CANNOT BE APPLIED TO PAYOFF FULLY EXECUTED ESCROW INSTRUCTIONS AND SALES CONTRACT AND SALES CONTRACT ADDENDUMS. TERMITE REPORT AND CLEARANCE - REQUIRED ON ALL VA PURCHASE/REFI TRANSACTIONS EXCLUDING IRRRL. ****CANNOT BE WAIVED***** VETERAN TO SIGN / VA REQUIRD VERBIATE TO BE ON TERMITE REPORT ****4/16 ADDED**** VETERAN TO SIGN TERMITE REPORT WITH VA REQUIRED

PRIOR TO FUNDING CONDITIONS

	Signed Off	Und	_
43. CREDIT EXPIRATION DATES: CREDIT 7/23 INCOME 7/29 PRELIM 6/15 APPRAISA	۱L		
10/13 ASSETS 8/7			