

# TRUSTCO /xN BANK®

03/12/2020

James Borucinski

Albany, NY 12210

Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.

It is our pleasure to inform you that you have been granted a conditional pre-approval for a home loan to purchase the house of your dreams! We are excited and grateful that you chose Trustco Bank for your home financing needs and we look forward to not only meeting your expectations, but exceeding them.

This conditional pre-approval is based on the following terms:

- Loan Amount up to \$ [REDACTED]
- **3.375%** interest rate
- **89.50%** maximum loan to value
- Home-owner's association dues not to exceed \$0.00 per month.
- **Proof of down payment**, satisfactory review of two **recent pay stubs from** [REDACTED].
- Owner Occupied 1-4 family units
- Zoned Residential
- Purchase money mortgage
- **Albany County** [REDACTED].

The rate and loan terms are not locked and are subject to change at any point up until a full application for credit has been completed. Rate and term fluctuations may affect your eligibility for future financing.

This conditional pre-approval is based on information we received via your credit report, employment verification, as well as a preliminary calculation of your monthly income versus debt. The following conditions must be met in order to obtain financing.

- A full application must be submitted with all necessary documentation, including a purchase contract.
- A property appraisal subject to satisfactory Trustco Bank which indicates that the property value is sufficient to support your purchase price.
- An in-depth verification of all lending criteria will be performed by a Senior Bank Underwriter to determine if all credit, employment, and income documentation meet Bank guidelines.
- A deed and title insurance policy acceptable to Trustco Bank.
- A contract of sale may be required on your existing home to qualify for financing, if applicable.

Please note that this conditional pre-approval is based upon the absence of any material adverse change in your circumstances prior to closing, all as determined in our sole discretion, upon your satisfactory completion of the requirements listed above. In the event any condition of this pre-approval is not met to our satisfaction, we may, at our sole option, declare this conditional pre-approval null and void without any further liability to us. This conditional pre-approval is good for a term of 60 days. After that period a new application would need to be submitted.

Thank you again for choosing Trustco Bank.

Sincerely,

[REDACTED]  
[REDACTED]  
[REDACTED]