



APPROVAL PACKAGE

Created Exclusively for the
clients of Scott Nicholson



Scott Nicholson
Mortgage Advisor
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Scott.Nicholson@neohomeloans.com

ABOUT SCOTT NICHOLSON & NEO HOME LOANS

In the last 2 years, our region has closed over 3,767 units totaling \$1,897,485,489 in Loan Dollar Volume. Our region has personally helped over **12,000 families buy homes since 2000**. Considering our volume of business, you might be shocked to hear that our region can close a loan in as few as **15 days**. It's True! In fact, on average we close most **loans in just 25 days!** What does that mean for you? We have the team, the experience, and the expertise to make your dream of homeownership your new reality.

- Nationally Ranked Top Originators at NEO Home Loans
- \$1 Billion In Closed Mortgage Transactions at NEO Home Loans
- 5 star reviewed Zillow Lenders across the nation at NEO Home Loans
- Our team Has 40+ Years Of Combined Industry Experience.



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(562) 225-0769

Date: 2/5/2025

Regarding: John Smith
Subject Property: TBD

I am pleased to notify you that you have been pre-approved for a mortgage with Scott Nicholson of NEO Home Loans powered by Better under the following terms:

Loan Type/Product: Conforming 30 Yr Fixed
Sales Price: \$848,000
Base Loan Amount: \$ 805,600
Loan to Value: 95%

We have reviewed and verified the following:

Income

Credit

Assets

This does not constitute an Full Loan Approval that has been reviewed by an Underwriter, nor does it guarantee that you will be approved for a mortgage loan with The Insight Team of NEO Home Loans powered by Better. This letter expires in 90 days.

Thank you for placing your trust in The Insight Team of **NEO Home Loans powered by Better**. We look forward to serving all of your home financing needs.

Sincerely,

Scott Nicholson

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