



Universal American Mortgage Company, LLC  
15550 Lightwave Drive Ste 200  
Clearwater, FLORIDA 33760-9804

Date: May 03, 2016

John D Riepe, Danielle M Riepe  
1283 Crane Crest Way  
Orlando, FL 32825

Property Address: 15229 Evergreen Oak Loop  
Winter Garden, FLORIDA 34787

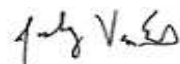
**Congratulations! We are pleased to inform you that your loan application has been conditionally approved. You must provide the documentation and/or information for all borrower related conditions that begin on page 2 within three business days to obtain full approval.**

### **LOAN TERMS**

<b>Commitment Date:</b>	April 28, 2016	<b>Commitment Expiration Date:</b>	June 27, 2016
<b>Lock Status:</b>	LOCKED	<b>Lock Expiration Date:</b>	June 06, 2016
<b>Occupancy Type:</b>	Owner Occupied	<b>Loan Purpose:</b>	Purchase Home
<b>Loan Program:</b>	1100 FHA Fixed Rate 30 Year Fixed Rate	<b>Loan Term:</b>	360 months
		<b>Sales Price:</b>	\$280,990.00
<b>Loan Amount:</b>	\$275,900.00	<b>Discount Points: (*)</b>	0.000 %
<b>Interest Rate: (*)</b>	3.875 %	<b>Commitment Fee:</b>	N/A
<b>Origination Points:</b>	0.000 %		
<b>Private Mortgage Insurance:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Escrows for taxes and insurance:</b>	<input checked="" type="checkbox"/> Required <input type="checkbox"/> Waived

We thank you for your business and look forward to providing the financing for your home.

Sincerely,

X 

Date: 05/3/2016

Zachary Taylor Van Es  
Loan Officer, NMLS# 1203869  
Tel: (407) 949-0027  
Fax: (855) 747-6559  
E-mail: ZacharyVanEs@uamc.com

Jennifer C Dovey  
Sr. Loan Processor  
Tel: (727) 791-2187  
Fax: (844) 695-2269  
E-mail: JennDovey@uamc.com

**THIS WRITTEN CONDITIONAL APPROVAL REPRESENTS AN AGREEMENT BETWEEN PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENTS BETWEEN PARTIES.**

I also acknowledge that I have received a Loan Estimate and an Adjustable Rate Program Disclosure (if my loan has an adjustable rate feature) that provide additional information concerning the terms of my loan.

I understand that I must sign one copy of this commitment letter and return it to Universal American Mortgage Company, LLC with all required documentation as listed below.

Accepted:

**X** \_\_\_\_\_ **Date**  
John D Riepe -Borrower

**X** \_\_\_\_\_ **Date**  
Danielle M Riepe -Borrower

**X** \_\_\_\_\_ **Date**  
-Borrower

**X** \_\_\_\_\_ **Date**  
-Borrower

**BORROWER LOAN CONDITIONS: The following are items you need to provide by mail or fax to your Loan Processor.**

- 1.) Your credit documents will expire on June 27, 2016. Note: We will need to update your credit documents if your loan does not close on or before this date.
- 2.) Refer to Your 'Interest Rate Lock Agreement' provided to you at time of lock-in for loan term and interest rate details. In the event your interest rate is floating, contact your Loan Officer to lock-in your interest rate in accordance with the 'Lock-In Disclosure/Agreement' provided at time of loan application. Your Loan Officer can assist with questions concerning current interest rates, discount points and loan terms.
- 3.) Hazard and flood (if the property is located in a flood zone) insurance is required for all loans. Please let your Loan Processor know the name and phone number of the insurance carrier you have selected. Refer to your 'Insurance Requirements and Disclosures' notice provided at application for more information regarding hazard and flood insurance.
- 4.) Borrower's current address reporting as non residential. Borrower to provide clarification/evidence of no ownership in business L&V Transport LLC.
- 5.) Borrowers obtained a student loan from Sallie Mae as a result of the credit inquiry made on 1/20/16. Provide written documentation of the deferral of the payment from the creditor and evidence of the outstanding balance and terms of the deferred liability. Evidence of the anticipated monthly payment obligation must be provided, if available.
- 6.) Provide a copy of the HUD Settlement Statement and deed transferring ownership from the borrowers for the property associated with Wells Fargo Home Mortgage #3376 on the credit report that was settled for less than the full balance.
- 7.) Provide a copy of the IRS installment agreement (all pages) due to the \$300 IRS payment out of the Partners FCU checking account on 2/5 and 3/7.
- 8.) Provide the account information and details for the \$839 payment made to Consolidated Credit on 2/5 and 3/7 from Partners FCU checking account.
- 9.) Provide the April account statement for Wells Fargo IRA #6275 showing the withdrawal of \$9000 for the earnest money deposit cashier's check.
- 10.) Satisfactory evidence of pay-off of the following: Wells Fargo #7142. Borrowers must also provide the source of funds to do so.
- 11.) The minimum statutory investment requirement for this loan is \$9834.65.
- 12.) A copy of the hazard insurance binder must be in our office at least 5 days prior to closing. If purchased prior to closing, provide a paid receipt; otherwise first year's premium must be paid at closing. Windstorm and Flood insurance coverage must also be obtained, if applicable.
- 13.) Borrower must notify their loan officer immediately if they have incurred any new debt/liability or increased their current liabilities.
- 14.) Evidence of Liability/Fidelity Insurance for the Homeowner's Master Policy and all common areas.
- 15.) If earnest money is over 1% of sales price; provide copy of full bank statement (all pages) OR internet print out covering minimum 30 days to show the check(s) given as earnest money deposit to Seller has cleared your account. Must source with documentation any nonpayroll large deposit(s) showing on the bank statement(s)/printout.

*Continued on page 4*

**LENDER LOAN CONDITIONS: We will obtain the following items in order to facilitate a smooth closing. Please note that we may call upon you for assistance when necessary.**

- 1) Life of loan Flood Certification. If the property is found to be in a flood zone, it will be your responsibility to obtain the required flood insurance coverage.
- 2.) Satisfactory verbal verification of employment for Danielle.
- 3.) Satisfactory written verification of employment for John from VACO Orlando, LLC that was disclosed on the 2015 W-2 but is not present on the loan application. Please add to the employment history on the 1003.
- 4.) An escrow account for taxes and/or required insurance coverages will be established on this loan.
- 5.) Appraisal received by the customer at least three business days prior to signing/closing or Lender is in receipt of an acceptable signed and dated Notice of Waiver from the borrower.
- 6.) Request IRS W-2 Transcripts via signed 4506, for tax years 2014 and 2015. Receipt and review of transcripts is required prior to closing of loan.
- 7.) Satisfactory FHA appraisal, including estimated taxes by a FHA approved appraiser to support a value of no less than \$280,990.00.
- 8.) Satisfactory telephone confirmation of employment for borrowers to confirm no change in job status within 5 days prior to closing.
- 9.) Satisfactory written verification of employment for John verifying gross monthly base earnings of \$1787.65. Verification must included YTD earnings for 2016, 2015, and 2014 due to the variable hours that are worked, per the paystubs that were provided.

**IMPORTANT NOTICES**

This conditional approval is based on the information set forth in your Application, including but not limited to your income structure, employment, assets or funds to close, and your debt structure/credit history as identified on your credit report, direct verification from creditors, or any other verification source reflected in your loan file. You are required to promptly notify your Loan Officer if any of these changes should occur as they may nullify this conditional approval.

Your conditional approval is subject to the continued availability of the loan product referenced under the Loan Terms as Universal American Mortgage Company, LLC currently offers it. Any change requested by you regarding interest rate, loan amount, sales price or loan program with different investor guidelines may nullify this conditional approval. Additionally, this conditional approval is based on the investor requirements and guidelines applicable to the loan program at the time of this conditional approval. Any change in the investor requirements or guidelines applicable to the loan program may, in our sole discretion, also nullify this conditional approval.

**ADDITIONAL BORROWER CONDITIONS: Items you need to provide by mail or fax to your Loan Representative.**

- 16.) Please call us with the name and phone number of the agent who will be providing your Homeowner's insurance.
- 17.) Provide front copies of the earnest money check(s) given to seller and (if applicable) all additional deposit checks for design options.\*\*\*UPDATED 4/28--Total earnest money deposit is \$9835. We received a copy of the \$9000 check.
- 18.) Signed and dated initial Loan Application and initial disclosures. All forms to be fully completed by borrowers and Loan Officer.
- 19.) Survey: A Location Survey is to be obtained and delivered to Lender not less than two days prior to closing. You should coordinate this requirement with your closing agent. NOTE: If loan is for new construction, the builder will provide this info.

## Credit Inquiries

For each inquiry listed below please complete the section labeled "Reason For Inquiry." Answer "Yes" or "No" to the question "New Debt Established?" If answering Yes to this question, please list the details for the new account.

Date May 03, 2016

**RE: Credit Inquiries listed on credit report in the past 120 days, from the credit report date.**

**Inquiry # 1**

Date of Inquiry April 12, 2016

Lender UNIVERSAL AMERICAN M

Reason For Inquiry \_\_\_\_\_

New Debt Established? \_\_\_\_\_ Yes \_\_\_\_\_ No

If yes, please provide the account number, phone number, and amount borrowed with monthly payment:

\_\_\_\_\_  
\_\_\_\_\_

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**Inquiry # 2**

Date of Inquiry March 09, 2016

Lender CHASE CARD

Reason For Inquiry \_\_\_\_\_

New Debt Established? \_\_\_\_\_ Yes \_\_\_\_\_ No

If yes, please provide the account number, phone number, and amount borrowed with monthly payment:

\_\_\_\_\_  
\_\_\_\_\_

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**Inquiry # 3**

Date of Inquiry March 09, 2016

Lender CHASE CARD

Reason For Inquiry \_\_\_\_\_

New Debt Established? \_\_\_\_\_ Yes \_\_\_\_\_ No

If yes, please provide the account number, phone number, and amount borrowed with monthly payment:

\_\_\_\_\_  
\_\_\_\_\_

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**Inquiry # 4**

Date of Inquiry February 05, 2016

Lender CBNA/BBY

Reason For Inquiry \_\_\_\_\_

New Debt Established? \_\_\_\_\_ Yes \_\_\_\_\_ No

If yes, please provide the account number, phone number, and amount borrowed with monthly payment:

\_\_\_\_\_  
\_\_\_\_\_

*Continued on page 2*

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**Credit Inquiries *Continued***

For each inquiry listed below please complete the section labeled "Reason For Inquiry." Answer "Yes" or "No" to the question "New Debt Established?" If answering Yes to this question, please list the details for the new account.

Date May 03, 2016

RE: Credit Inquiries listed on credit report in the past 120 days, from the credit report date.

Inquiry # 5

Date of Inquiry January 20, 2016

Lender SALLIE MAE B

Reason For Inquiry \_\_\_\_\_

New Debt Established? \_\_\_\_\_ Yes \_\_\_\_\_ No

If yes, please provide the account number, phone number, and amount borrowed with monthly payment:

\_\_\_\_\_  
\_\_\_\_\_

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Inquiry # 6

Date of Inquiry \_\_\_\_\_

Lender \_\_\_\_\_

Reason For Inquiry \_\_\_\_\_

New Debt Established? \_\_\_\_\_ Yes \_\_\_\_\_ No

If yes, please provide the account number, phone number, and amount borrowed with monthly payment:

\_\_\_\_\_  
\_\_\_\_\_

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Inquiry # 7

Date of Inquiry \_\_\_\_\_

Lender \_\_\_\_\_

Reason For Inquiry \_\_\_\_\_

New Debt Established? \_\_\_\_\_ Yes \_\_\_\_\_ No

If yes, please provide the account number, phone number, and amount borrowed with monthly payment:

\_\_\_\_\_  
\_\_\_\_\_

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Inquiry # 8

Date of Inquiry \_\_\_\_\_

Lender \_\_\_\_\_

Reason For Inquiry \_\_\_\_\_

New Debt Established? \_\_\_\_\_ Yes \_\_\_\_\_ No

If yes, please provide the account number, phone number, and amount borrowed with monthly payment:

\_\_\_\_\_  
\_\_\_\_\_

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Borrower Signature

Co-Borrower Signature

\_\_\_\_\_  
John D Riepe

\_\_\_\_\_  
Danielle M Riepe

## **Authorization to Release Information**

To Whom It May Concern:

I/We am/are in the process of applying for a mortgage loan from Universal American Mortgage Company, LLC (lender). As part of the application process Universal American Mortgage Company, LLC (lender) may verify information contained in my/our loan application and in other documents required in connection with the loan, either before the loan is closed or as part of its quality control program.

I/We authorize you to provide to Universal American Mortgage Company, LLC (lender) and to any investor to whom Universal American Mortgage Company, LLC (lender) may sell my/our mortgage, any and all information and documentation that they request. Such information includes, but is not limited to, employment history and income; bank, money market and similar account balance; credit history and copies of income tax returns; one or more credit reports used in connection with evaluating my/our request for credit from Lender.

Universal American Mortgage Company, LLC (lender) or any investor that purchases the mortgage may address this authorization to any party named in the loan application or disclosed by any consumer credit reporting agency or similar source. A copy of this authorization may be accepted as original. Your prompt reply to Universal American Mortgage Company, LLC (lender) or the investor that purchased the mortgage is appreciated.

<b>X</b>	Date
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John D Riepe

-Borrower

<b>X</b>	Date
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Danielle M Riepe

-Borrower

## **Personal Information Sharing**

Thank you for selecting Universal American Mortgage Company, LLC to finance your home. We appreciate the opportunity to work closely with you in order to make your financing and closing experience with us an enjoyable one.

### **Sharing with Our Affiliates**

#### **YOU ARE NOT REQUIRED TO CONSENT TO SHARING WITH AFFILIATES**

In our effort to provide you with superior service we would like to share information about you with our affiliated homebuilder. Under the Fair Credit Reporting Act ("FCRA") we may share information about your loan status with our affiliated homebuilder without your permission. However, FCRA requires that we obtain your consent before we can share additional information about your assets, income, and employment as well as credit reports and other credit related documentation with our affiliated homebuilder. When we are able to share this information with the homebuilder, we are often in a position to coordinate your final approval and closing in a manner that creates the least disruption in your busy schedule

I (we) agree to allow Universal American Mortgage Company, LLC to share our personal private information such as assets, income, credit information, etc. with its affiliates.

<b>X</b>	Date
John D Riepe	-Borrower

<b>X</b>	Date
Danielle M Riepe	-Borrower

### **Sharing with Non-Affiliates**

#### **YOU ARE NOT REQUIRED TO CONSENT TO SHARING WITH NON-AFFILIATES**

Under the Fair Credit Reporting Act (FCRA) we may not share any information about your income, assets, credit information and employment with any non-affiliates such as the realtor or seller. We are, however, permitted to share loan status information with these non-affiliates with your consent.

I (we) agree to allow Universal American Mortgage Company, LLC to share information such as loan status with the individuals listed below.

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<b>X</b>	Date
John D Riepe	-Borrower

<b>X</b>	Date
Danielle M Riepe	-Borrower