

Loan Origination Report

Application Overview

Loan Amount Requested	\$45,000
Credit Score	728 (Good)
Annual Gross Income	\$135,900 (Stable)
Property Appraised Value	\$875,000 (Strong)

Borrower Frida Mariana Klo requests a \$45,000 personal loan for debt consolidation, with a preferred 48-month term and approximate monthly payment of \$1,050. Application reference number MCF-2025-10-PA-008472 was submitted on October 21, 2025.

The applicant is a Senior Art Director at Meridian Creative Studios LLC with a verified annual income of \$135,900 (\$127,500 salary plus \$8,400 freelance). Current residence is a rental property at 428 West 23rd Street, Apt 5B, New York, NY 10011, with monthly housing payment of \$2,850.

The loan purpose is to consolidate existing debts, including credit card balances totaling \$19,742 across three accounts and a student loan balance of \$31,847. Applicant maintains strong assets including \$44,630 in bank accounts, \$125,700 in retirement accounts, and additional assets valued at \$40,000. Credit report shows FICO score of 728 with consistent payment history and no delinquencies in the past 24 months.

Borrower Credit Profile

FICO Score 8 of 728 indicates good creditworthiness, placing the borrower in the above-average credit range. Monthly income of \$11,325 (\$135,900 annually) is verified through current employer Meridian Creative Studios LLC, where she has maintained stable employment as Senior Art Director since January 2019.

Current debt-to-income ratio is 35.2%, calculated from monthly debt obligations of \$3,935 (\$1,085 in credit accounts/loans plus \$2,850 housing payment) against verified monthly income. Total liabilities stand at \$51,589, comprising three credit cards (\$19,742 combined balance) and one student loan (\$31,847 remaining balance).

Credit utilization across revolving accounts is elevated at 58% (total balances of \$19,742 against combined limits of \$33,500). Payment history shows consistent on-time payments across all accounts for the past 24 months, with no late payments, defaults, collections, or adverse credit events reported.

Credit mix demonstrates responsible management of both revolving and installment accounts, with an average account age of 6.2 years. The borrower maintains substantial assets totaling \$210,330, including retirement accounts (\$125,700), savings (\$28,900), and personal property (\$40,000), resulting in a positive net worth of \$158,741.

Declarations confirm no bankruptcies, foreclosures, delinquencies, or legal issues. Primary factors affecting credit score are the elevated credit utilization rate and total outstanding debt, offset by excellent payment history and established credit length.

Collateral and Risk Assessment

Property at 428 West 23rd Street, Apt 5B is a 950 sq ft condominium in Manhattan's Chelsea neighborhood, featuring 2 bedrooms, 1 bathroom, and modern amenities. Recent appraisal values the property at \$875,000, reflecting good condition with updated features including hardwood floors and stainless appliances.

Current monthly rent is \$2,850 under a lease extending through May 31, 2026. Loan request of \$45,000 against the appraised value yields a favorable LTV ratio of 5.14%.

Primary risk factors: - High credit card utilization (58% across accounts) - Total debt obligations of \$51,589 - DTI ratio of 34.8% (monthly obligations \$3,935 / monthly income \$11,325)

Compensating factors: - Strong FICO score of 728 - Perfect payment history over past 24 months - Substantial liquid assets (\$44,630 in bank accounts) - Significant retirement savings (\$125,700) - Stable employment as Senior Art Director with 6+ years tenure - Very low LTV on requested loan amount - Strong income (\$135,900 annually)

The property's location in a desirable neighborhood, good condition, and recent comparable sales support the appraised value. While credit utilization is elevated, the borrower's strong payment history, stable employment, and significant assets mitigate risk factors. The low LTV ratio and strong income provide additional security for the requested loan amount.

Underwriting Decision and Recommendation

Status: APPROVED

Key Strengths: - Strong FICO score of 728, indicating good creditworthiness - Stable employment as Senior Art Director with 6+ years tenure - Verified monthly income of \$11,325 (\$135,900 annually) - Significant liquid assets (\$44,630 in checking/savings) - Strong payment history with no late payments in 24 months - Substantial retirement assets totaling \$125,700

Risk Factors: - High credit card utilization at 58% across accounts - Total monthly debt obligations of \$1,085 - Current DTI ratio of 34.8%

Recommended Loan Terms: - Loan Amount: \$45,000 - Term: 48 months - Estimated Interest Rate Range: 7.25% - 8.25% - Projected Monthly Payment: \$1,085 - \$1,125 - Loan Purpose:

Debt Consolidation

The approval recommendation is based on the borrower's strong credit profile, stable employment history, and solid income-to-debt ratios. The loan purpose of debt consolidation is well-supported by current credit utilization patterns and will likely improve the borrower's overall financial position by consolidating high-interest credit card debt.

Post-consolidation DTI ratio would remain within acceptable parameters at approximately 38.2%, including the new loan payment. The borrower's substantial liquid assets (\$44,630) provide adequate reserves for debt service. Property appraisal confirms stable housing situation with current lease extending through May 2026.

Recommend proceeding with standard loan documentation and closing process. Borrower should be advised to avoid taking on additional credit obligations during the loan term.

This report contains synthetic data for demonstration purposes only. All borrower information, credit data, loan terms, and underwriting decisions are fictional and for illustrative purposes only. This automated recommendation is for demonstration purposes and does not constitute an official lending decision.
