

Approval Department
410 Exchange
Irvine, CA 92602

IMPORTANT DOCUMENTS ENCLOSED

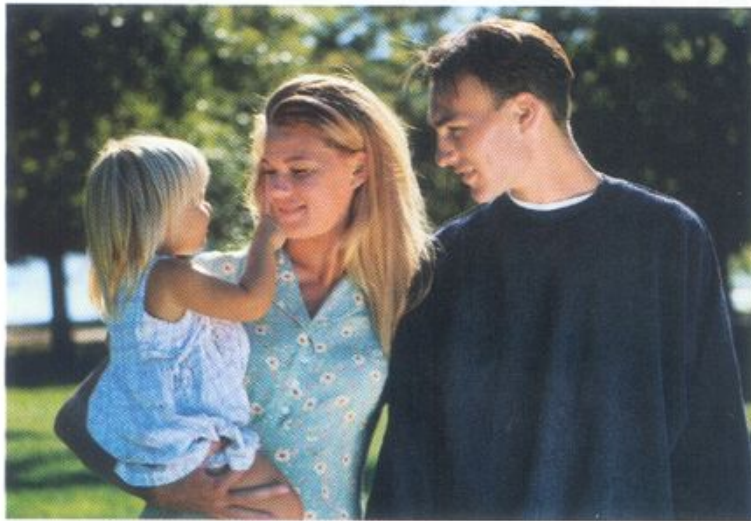


U.S. MAIL: The Enclosed documents are
Intended solely for the addressee listed and
should be opened by the aforementioned only.
Do not bend, fold, tear or mutilate

Dated Material. Open Immediately.

Rave Reviews

Read what homeowners
are saying about
Pacific Coast Funding, Inc.



*“...I have never met
such knowledgeable,
hard-working mortgage
professionals...”*

Call Pacific Coast Funding, Inc.
1-800-460-2203



"I just want to tell you how great you were in getting me my second mortgage. I cannot thank you enough for your follow through and for working around my hectic schedule... My thanks to you and your incredible staff."

- Rose S., Glendale

"When other banks said no way, you stopped and listened. Not only did you get us a great loan, but you also topped it off with a second mortgage consolidating our bills and lowering our monthly payment by \$600 a month ."

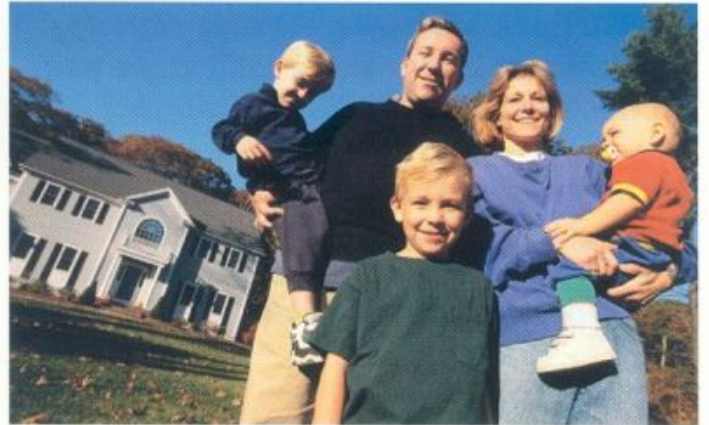
- Chris and Odalys R., Torrance



"I appreciate working with professionals like yourselves. Customer service and returning calls are an extremely important part of doing business and I would rate you an A+ for professionalism and honesty."
- Donald and Lydia B., Laguna Niguel

"I have never received such courtesy and professional assistance from any loan agency. Despite all the road blocks thrown up, you still got me the loan and I truly appreciate it"

-John M., Oakland



"I hope you know you're doing a good thing for people. You have helped us payoff everything and now all we are left with is the Honda. The weight of paying our credit cards every month is finally gone. God bless."

- Susana F., Antioch



"You helped me consolidate my first and second mortgage into one. You also helped me payoff my credit card bills and gave me \$10,000 in cash for home improvements. My overall savings were \$500 a month."

- Barbara T., Santa Rosa

Good reasons for choosing Pacific Coast Funding

\$1,000 Best Price Guarantee¹

For 30 days after loan closing with us, if you find a better deal, we'll write you a check for \$1,000. It's that simple!

\$100 Satisfaction Guarantee¹

We'll pay you \$100 if you are not satisfied for any reason and cancelled your approved application.

Free Appraisal¹

We'll pay you upon your request, up to \$300 toward your home appraisal at loan closing.

Free Application¹

You will not pay any application, credit report and cancellation fees of any kind.

Skip a Payment¹

You may be able to skip 1 or 2 mortgage payments completely! - spend the cash anyway you like.

Free Refinance Guarantee¹

For up to 3 years after we do your loan, if you want to refinance for any reason, we'll waive all of our fees.

¹ Please call for details.

Pacific Coast Funding
1-800-460-2203



Pacific Coast Funding is an equal housing lender licensed by the Department of Corporations under CRMLA.