



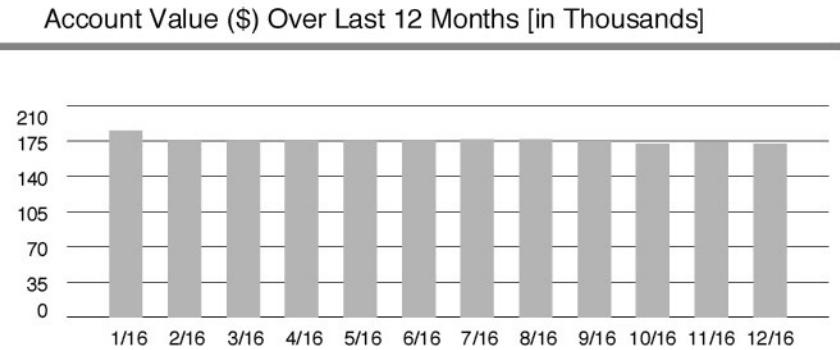
Schwab One® Account of
**PEI-YU HUANG &
 CHUNG MU LIANG JT TEN**

Account Number
 [REDACTED]

Statement Period
**November 1, 2016 to
 December 31, 2016**

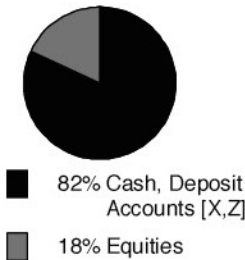
Account Value as of 12/31/2016: \$ 173,052.06

Change in Account Value	This Period	Year to Date
Starting Value	\$ 172,909.71	\$ 30,712.69
Cash Value of Purchases & Sales	0.00	(35,097.40)
Investments Purchased/Sold	0.00	35,097.40
Deposits & Withdrawals	0.00	145,302.00
Dividends & Interest ^Z	62.35	134.77
Fees & Charges	0.00	0.00
Transfers	0.00	0.00
Income Reinvested	0.00	0.00
Change in Value of Investments	80.00	(3,097.40)
Ending Value on 12/31/2016	\$ 173,052.06	\$ 173,052.06
Total Change in Account Value	\$ 142.35	\$ 142,339.37
(Totals include Deposits & Withdrawals)	<1%	463.45%



Asset Composition	Market Value	% of Account Assets
Cash and Deposit Accounts ^{X,Z}	\$ 141,052.06	82%
Equities	32,000.00	18%
Total Assets Long	\$ 173,052.06	
Margin Loan Balance	0.00	
Total Account Value	\$ 173,052.06	100%

Overview



Gain or (Loss) Summary

Realized Gain or (Loss) This Period	
Short Term	\$0.00
Long Term	\$0.00
Unrealized Gain or (Loss)	
All Investments	\$(3,097.40)

Values may not reflect all of your gains/losses.

Schwab has provided accurate gain and loss information wherever possible for most investments. Cost basis data may be incomplete or unavailable for some of your holdings. Please see "Endnotes for Your Account" section for an explanation of the endnote codes and symbols on this statement.



**EAST STAR
MORTGAGE**
DIRECT LENDER

129 W LAS TUNAS DRIVE
SAN GABRIEL CA 91776
WILSON@EASTSTARMORTGAGE.COM
Cell: 626-231-6669
Phone: 626-286-3838
Fax: 626-286-3872

January 3, 2017

To Whom It May Concern:

This letter will serve as a pre-qualified confirmation for the loan application described below:

Borrower(s):	Pei Yu Huang
Loan Type:	Conventional
Purchase Price:	Up to \$1,200,000.
Loan Amount:	Up to \$780,000

Property Address: To Be Determined

SPECIAL REMARKS:

The application has been pre-approved based on the borrowers' credit history with a middle FICO score of 758, income, and assets. The final loan approval will be subject to the final underwriting and appraisal value.

If you have any questions, please feel free to contact me 626-231-6669.

Sincerely ,

Wilson Deng
Mortgage Loan Originator

Wells Fargo Combined Statement of Accounts

Primary account number: 8486331526 ■ December 1, 2016 - December 31, 2016 ■ Page 1 of 6



PEI YU HUANG
CHUNG MU LIANG

Questions?

Available by phone 24 hours a day, 7 days a week:
Telecommunications Relay Services calls accepted

1-800-742-4932

TTY: 1-800-877-4833

En español: 1-877-727-2932

華語 1-800-288-2288 (6 am to 7 pm PT, M-F)

Online: wells Fargo.com

Write: Wells Fargo Bank, N.A. (114)
P.O. Box 6995
Portland, OR 97228-6995

You and Wells Fargo

Thank you for being a loyal Wells Fargo customer. We value your trust in our company and look forward to continuing to serve you with your financial needs.

Account options

A check mark in the box indicates you have these convenient services with your account(s). Go to wells Fargo.com or call the number above if you have questions or if you would like to add new services.

Online Banking	<input checked="" type="checkbox"/>	Direct Deposit	<input type="checkbox"/>
Online Bill Pay	<input checked="" type="checkbox"/>	Auto Transfer/Payment	<input type="checkbox"/>
Online Statements	<input checked="" type="checkbox"/>	Overdraft Protection	<input checked="" type="checkbox"/>
Mobile Banking	<input checked="" type="checkbox"/>	Debit Card	<input type="checkbox"/>
My Spending Report	<input checked="" type="checkbox"/>	Overdraft Service	<input type="checkbox"/>

Summary of accounts

Checking/Prepaid and Savings

Account	Page	Account number	Ending balance last statement	Ending balance this statement
Complete Advantage® Checking	2	██████████	99,853.03	162,016.51
Wells Fargo Money Market Savings SM	4	██████████	0.01	0.01
Total deposit accounts			\$99,853.04	\$162,016.52