

# PRE-QUALIFICATION FORM



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Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.

## PRE-QUALIFICATION INFORMATION

- Purpose:** This Pre-Qualification Form is to be used in conjunction with an AAR Residential Resale Real Estate Purchase Contract or
- Vacant Land/Lot Purchase Contract ("Contract").
- Buyer **HAS NOT** consulted with a lender. (If Buyer marks the box on line 3, Buyer is to complete only lines 4 and 5.)
- PRINT BUYER'S NAME \_\_\_\_\_ PRINT BUYER'S NAME \_\_\_\_\_
- ^ BUYER'S SIGNATURE \_\_\_\_\_ MO/DA/YR ^ BUYER'S SIGNATURE \_\_\_\_\_ MO/DA/YR \_\_\_\_\_

- Lender indicated on lines 36 and 37 has consulted with \_\_\_\_\_ ("Buyer") and submits the following:
- Buyer is:**  Married  Unmarried  Legally Separated
- Buyer:**  is  is not relying on the sale or lease of a property to qualify for this loan.
- Buyer:**  is  is not relying on Seller Concessions for Buyer's loan costs, impounds, Title/Escrow Company costs, recording fees, and, if applicable, VA loan costs not permitted to be paid by Buyer. (Note: The amount Seller agrees to contribute, if any, shall be established in the Contract.)
- Buyer:**  is  is not relying on down payment assistance to qualify for this loan.
- Type of Loan:**  Conventional  FHA  VA  USDA  Other: \_\_\_\_\_
- Occupancy Type:**  Primary  Secondary  Non-Owner Occupied
- Property Type:**  Single Family Residence  Condominium  Planned Unit Development  Manufactured Home
- Mobile Home  Vacant Land/Lot  Other: \_\_\_\_\_

- | YES                      | NO                       | N/A                      |  |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Lender provided Buyer with the HUD form "For Your Protection: Get a Home Inspection" (FHA loans only). |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Lender completed a verbal discussion with Buyer including a discussion of income, assets and debts.    |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Lender obtained a Tri-Merged Residential Credit Report.  |

- Based on the information provided, Buyer can pre-qualify for a loan amount of: \$** \_\_\_\_\_, assuming a monthly principal and interest loan payment of \$ \_\_\_\_\_, **provided that the total monthly payment** (which includes principal, interest, mortgage insurance, property taxes, insurance, HOA fees, and flood insurance, if applicable) **does not exceed: \$** \_\_\_\_\_
- Interest rate not to exceed:** \_\_\_\_\_ %,  Fixed Interest Rate  Adjustable Interest Rate  Pre-Payment Penalty
- Initial Documentation Received:** Lender received the following information from Buyer (additional documentation may be requested):

- | YES                      | NO                       | N/A                      |                       | YES                      | NO                       | N/A                      |                                     |
|--------------------------|--------------------------|--------------------------|-----------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Paystubs              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Down Payment/Reserves Documentation |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | W-2s                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Gift Documentation                  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Personal Tax Returns  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Credit/Liability Documentation      |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Corporate Tax Returns | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other: _____                        |

- Additional comments: \_\_\_\_\_
- Buyer has instructed, and Lender agrees to provide loan status updates on the AAR Loan Status Update form to Seller and Broker(s)
- within ten (10) days of Contract acceptance pursuant to Section 2e of the Contract and upon request thereafter.

## LENDER INFORMATION

- The lender identified below has prepared the information listed above with Buyer(s) and has completed the above action points noted.
- This information does not constitute loan approval. All information provided must be approved by an underwriter, and any material change in Buyer's credit or financial profile will render this pre-qualification null and void.
- The above pre-qualification expires on: \_\_\_\_\_ DATE \_\_\_\_\_

- Lender:** \_\_\_\_\_
- COMPANY \_\_\_\_\_ ARIZONA LICENSE # \_\_\_\_\_ NMLS # \_\_\_\_\_
- LOAN OFFICER \_\_\_\_\_ ARIZONA LICENSE # \_\_\_\_\_ NMLS # \_\_\_\_\_
- ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_
- EMAIL \_\_\_\_\_ PHONE \_\_\_\_\_ FAX \_\_\_\_\_
- ^ LOAN OFFICER'S SIGNATURE \_\_\_\_\_ MO/DA/YR \_\_\_\_\_

- Buyer acknowledges receipt of a copy hereof and grants permission to Broker to submit this Pre-Qualification Form with Contract.**
- ^ BUYER'S SIGNATURE \_\_\_\_\_ MO/DA/YR ^ BUYER'S SIGNATURE \_\_\_\_\_ MO/DA/YR \_\_\_\_\_

