

# PRE-QUALIFICATION FORM

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## PRE-QUALIFICATION INFORMATION

1. **Purpose:** This Pre-Qualification Form is to be used in conjunction with an AAR Residential Resale Real Estate Purchase Contract
2. ("Contract") and is to be completed by the Lender as indicated on lines 34 and 35.
3. Lender has consulted with SAMPLE ("Buyer") and submits the following:
4. **Buyer is:**  Married  Unmarried  Legally Separated
5. **Buyer**  is  is not relying on the sale or lease of a property to qualify for this loan.
6. **Buyer**  is  is not relying on Seller Concessions for Buyer's loan costs including pre-pays, impounds,
7. appraisal fees and Buyer's title and escrow fees. (Note: The amount that the Seller agrees to contribute, if any,
8. shall be established in the Contract).
9. **Type of Loan:**  Conventional  FHA  VA  USDA  Other: \_\_\_\_\_
10. **Occupancy Type:**  Primary  Secondary  Non-Owner Occupied
11. **Property Type:**  Single Family Residence  Condominium  Planned Unit Development  Manufactured Home
12.  Mobile Home  Other: \_\_\_\_\_
13. 

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lender has provided Buyer with the HUD form "For Your Protection: Get a Home Inspection" (FHA loans only).
14. 

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lender has completed a verbal discussion with Buyer including a discussion of income, assets and debts.
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15. 

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lender has obtained a Tri-Merged Residential Credit Report.
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16. **Based on the information provided, Buyer can pre-qualify for a loan amount of:** \$ \_\_\_\_\_,
17. assuming a monthly principal and interest loan payment of \$ \_\_\_\_\_, **provided that the total monthly housing**
18. **payment** (which includes principal, interest, mortgage insurance, property taxes, homeowner's insurance, HOA fees, and flood insurance,
19. if applicable) **does not exceed:** \$ \_\_\_\_\_
20. **Interest rate not to exceed** \_\_\_\_\_%
21. **Initial Requested Documentation:** Lender has received the following information from the Buyer:
22. (Additional documentation may be required).
23. 

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
24. 

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	W-2s	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gift Documentation
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25. 

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Personal Tax Returns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit/Liability Documentation
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26. 

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Corporate Tax Returns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
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27. Additional comments: \_\_\_\_\_
28. Buyer has instructed, and Lender agrees to provide loan status updates on the AAR Loan Status Update form to Seller and Broker(s)
29. within five (5) days of Contract acceptance pursuant to Section 2e of the Contract and upon request thereafter.

## LENDER INFORMATION

30. The lender identified below has prepared the information listed above with the Buyer(s) and has completed the above action points
31. noted. This information does not constitute loan approval. All information provided must be approved by an underwriter, and any
32. material change in the Buyer's credit or financial profile will render this pre-qualification null and void.
33. The above pre-qualification expires on \_\_\_\_\_ DATE.
34. **Lender:** SAMPLE COMPANY ARIZONA LICENSE # \_\_\_\_\_
35. SAMPLE LOAN OFFICER NMLS # \_\_\_\_\_
36. ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_
37. EMAIL \_\_\_\_\_ PHONE \_\_\_\_\_ FAX \_\_\_\_\_
38. SAMPLE ^ LOAN OFFICER'S SIGNATURE MO/DA/YR \_\_\_\_\_
39. **Buyer acknowledges receipt of a copy hereof and grants permission to Broker to submit this Pre-Qualification Form with Contract.**
40. SAMPLE ^ BUYER'S SIGNATURE MO/DA/YR \_\_\_\_\_ SAMPLE ^ BUYER'S SIGNATURE MO/DA/YR \_\_\_\_\_