

# 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

- 1. **Purpose:** This Pre-Qualification Form is to be used in conjunction with an AAR Residential Resale Real Estate Purchase Contract or
- 2. Vacant Land/Lot Purchase Contract ("Contract").
- 3.  Buyer **HAS NOT** consulted with a lender. (If Buyer marks the box on line 3, Buyer is to complete only lines 4 and 5.)

4. \_\_\_\_\_ PRINT BUYER'S NAME \_\_\_\_\_ PRINT BUYER'S NAME

5. \_\_\_\_\_ MO/DA/YR \_\_\_\_\_ ^ BUYER'S SIGNATURE \_\_\_\_\_ MO/DA/YR \_\_\_\_\_ ^ BUYER'S SIGNATURE \_\_\_\_\_ MO/DA/YR \_\_\_\_\_

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

17. YES NO N/A Lender provided Buyer with the HUD form "For Your Protection: Get a Home Inspection" (FHA loans only).

18. YES NO N/A Lender completed a verbal discussion with Buyer including a discussion of income, assets and debts.

19. YES NO N/A Lender obtained a Tri-Merged Residential Credit Report.

- 20. **Based on the information provided, Buyer can pre-qualify for a loan amount of: \$** \_\_\_\_\_, assuming a monthly principal
- 21. and interest loan payment of \$ \_\_\_\_\_, **provided that the total monthly payment** (which includes principal, interest, mortgage
- 22. insurance, property taxes, insurance, HOA fees, and flood insurance, if applicable) **does not exceed: \$** \_\_\_\_\_
- 23. **Interest rate not to exceed:** \_\_\_\_\_ %,  Fixed Interest Rate  Adjustable Interest Rate  Pre-Payment Penalty
- 24. **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: _____

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

## LENDER INFORMATION

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

36. **Lender:** \_\_\_\_\_

37. COMPANY ARIZONA LICENSE # NMLS #

38. LOAN OFFICER ARIZONA LICENSE # NMLS #

39. ADDRESS CITY STATE ZIP

40. EMAIL PHONE FAX

41. ^ LOAN OFFICER'S SIGNATURE MO/DA/YR

42. ^ BUYER'S SIGNATURE MO/DA/YR ^ BUYER'S SIGNATURE MO/DA/YR

