

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

<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	Lender has 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 has completed a verbal discussion with Buyer including a discussion of income, assets and debts.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lender has obtained a Tri-Merged Residential Credit Report.
11. **Based on the information provided. Buyer can pre-qualify for a loan amount of:** \$ _____.
12. assuming a monthly principal and interest loan payment of \$ _____, **provided that the total monthly housing payment** (which includes principal, interest, mortgage insurance, property taxes, homeowner's insurance, HOA fees, and flood insurance, if applicable) **does not exceed:** \$ _____.
13. **Interest rate not to exceed** _____ %
14. **Initial Requested Documentation:** Lender has received the following information from the Buyer (Additional documentation may be required).
15.

<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	Paystubs	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	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: _____
16. Additional Comments: _____
17. Buyer has instructed, and Lender agrees to provide loan status updates on this AAR Loan Status Update form to Seller and Broker(s) within five (5) days of Contract acceptance pursuant to Section 2e of the Contract and upon request thereafter.

LENDER INFORMATION

18. The lender identified below has prepared the information listed above with the 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 the Buyer's credit or financial profile will render this pre-qualification null and void.
19. The above pre-qualification expires on _____ DATE.
20. **Lender:** Awesome Rates #0911553
COMPANY ARIZONA LICENSE #
21. Mark Taylor, CDPE, CMPS, REDS #207897
LOAN OFFICER NMLS #
22. 15111 N Pima Rd Scottsdale AZ 85260
ADDRESS CITY STATE ZIP
23. Mark@AwesomeRates.com (602) 361-0706 (602) 680-4307
EMAIL PHONE FAX
24. [Signature] _____
LOAN OFFICER'S SIGNATURE MO/DA/YR
25. **Buyer acknowledges receipt of a copy hereof and grants permission to Broker to submit this Pre-Qualification Form with Contract.**
26. _____
BUYER'S SIGNATURE MO/DA/YR BUYER'S SIGNATURE MO/DA/YR