

PRE-QUALIFICATION FORM



The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.



PRE-QUALIFICATION INFORMATION

- 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.

3. Lender has consulted with _____ ("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, 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).

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.

YES	NO	N/A
<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.

15.

YES	NO	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

 Lender has obtained a Tri-Merged Residential Credit Report

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**

18. **housing payment** (which includes principal, interest, mortgage insurance, property taxes, homeowner's insurance, HOA, and flood insurance, 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).

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: _____

27. Additional comments: _____

28. 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

30. 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.

33. The above pre-qualification expires on _____ DATE .

34. **Lender:** _____ COMPANY ARIZONA LICENSE # _____

35. _____ LOAN OFFICER NMLS # _____

36. ADDRESS CITY STATE ZIP

37. EMAIL PHONE FAX

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

