

PRE-QUALIFICATION FORM

Document updated:
February 20167



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.



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. ^ 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 including pre-pays, impounds, Title/Escrow
10. Company costs, recording fees, and, if applicable, VA loan costs not permitted to be paid by Buyer. fees and Buyer's title and escrow fees.
11. (Note: The amount that Seller agrees to contribute, if any, shall be established in the Contract.)
12. **Type of Loan:** Conventional FHA VA USDA Other: _____
13. **Occupancy Type:** Primary Secondary Non-Owner Occupied
14. **Property Type:** Single Family Residence Condominium Planned Unit Development Manufactured Home
15. Mobile Home Vacant Land/Lot Other: _____
16.

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).
17.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lender completed a verbal discussion with Buyer including a discussion of income, assets and debts.
--------------------------	--------------------------	--------------------------	---
18.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lender obtained a Tri-Merged Residential Credit Report.
--------------------------	--------------------------	--------------------------	---
19. **Based on the information provided, Buyer can pre-qualify for a loan amount of:** \$ _____ ,
20. assuming a monthly principal and interest loan payment of \$ _____ , **provided that the total monthly**
21. **payment** (which includes principal, interest, mortgage insurance, property taxes, insurance, HOA fees, and flood insurance,
22. 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):
25.

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. in Buyer's credit or financial profile will render this pre-qualification n
35. The above pre-qualification expires on: _____ DATE _____
36. **Lender:** _____ ARIZONA LICENSE # _____ NMLS # _____
COMPANY
37. _____ ARIZONA LICENSE # _____ NMLS # _____
LOAN OFFICER
38. ADDRESS _____ CITY _____ STATE _____ ZIP _____
39. EMAIL _____ PHONE _____ FAX _____
40. ^ LOAN OFFICER'S SIGNATURE _____ MO/DA/YR _____
41. **Buyer acknowledges receipt of a copy hereof and grants permission to Broker to submit this Pre-Qualification Form with Contract.**
42. ^ BUYER'S SIGNATURE _____ MO/DA/YR _____ ^ BUYER'S SIGNATURE _____ MO/DA/YR _____