

Keller Williams Arizona Living Realty
PRE-QUALIFICATION FORM



The pre-printed portion of this form Any change in the pre-printed language No representations are made as to including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.

This form is required for all purchase contracts unless stated in the additional terms of the contract. If the buyer has not yet met with a lender but is utilizing a loan to purchase the property, fill out the blue section. If the buyer has met with a lender, the sections in yellow will need to be filled out and signed by the lender.



Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.

PRE-QUALIFICATION INFORMATION

- Purpose:** This Pre-Qualification Form is to be used in conjunction with an AAR Residential Resale Real Estate Purchase Contract or Vacant Land/Lot Purchase Contract ("Contract").
- 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 _____

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

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).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lender completed a verbal discussion with Buyer including a discussion of income, assets and debts.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lender obtained a Tri-Merged Residential Credit Report.

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

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

LENDER INFORMATION

- The lender identified below has prepared the information listed above with 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 Buyer's credit or financial profile will render this pre-qualification null and void.
- 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. Buyer acknowledges receipt of a copy hereof and grants permission to Broker to submit this Pre-Qualification Form with Contract.

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

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

Buyer(s) MUST sign on Line 42 in order for the Pre-Qualification Form to be provided to the seller with the purchase contract.

