

# 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
2. ("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,
7. appraisal fees and Buyer's title and escrow fees. (Note: The amount that the Seller agrees to contribute, if any,
8. 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** Lender has provided Buyer with the HUD form "For Your Protection: Get a Home Inspection" (FHA loans only).
14. Lender has completed a verbal discussion with Buyer including a discussion of income, assets and debts.
15. 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 housing**
18. **payment** (which includes principal, interest, mortgage insurance, property taxes, homeowner's insurance, HOA fees, and flood insurance,
19. **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).
23. **YES NO N/A** Paystubs \_\_\_\_\_ **YES NO N/A** Down Payment/Reserves Documentation \_\_\_\_\_
24. W-2s \_\_\_\_\_ Gift Documentation \_\_\_\_\_
25. Personal Tax Returns \_\_\_\_\_ Credit/Liability Documentation \_\_\_\_\_
26. Corporate Tax Returns \_\_\_\_\_ Other: \_\_\_\_\_
27. Additional comments: \_\_\_\_\_
28. Buyer has instructed, and Lender agrees to provide loan status updates on the AAR Loan Status Update form to Seller and Broker(s)
29. 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
31. noted. This information does not constitute loan approval. All information provided must be approved by an underwriter, and any
32. 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 \_\_\_\_\_