

PRE-QUALIFICATION FORM



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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
5. _____
^ BUYER'S SIGNATURE
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, impounds, Title/Escrow Company costs,
10. recording fees, and, if applicable, VA loan costs not permitted to be paid by Buyer. (Note: The amount Seller
11. agrees to contribute, if any, shall be established in the Contract.)
12. **Buyer:** ☐ is ☐ is not relying on down payment assistance to qualify for this loan.
13. **Type of Loan:** ☐ Conventional ☐ FHA ☐ VA ☐ USDA ☐ Other: _____
14. **Occupancy Type:** ☐ Primary ☐ Secondary ☐ Non-Owner Occupied
15. **Property Type:** ☐ Single Family Residence ☐ Condominium ☐ Planned Unit Development ☐ Manufactured Home
16. ☐ Mobile Home ☐ Vacant Land/Lot ☐ Other: _____
17.

YES	NO	N/A
☐	☐	☐

 Lender provided Buyer with the HUD form "For Your Protection: Get a Home Inspection" (FHA loans only).
18.

YES	NO	N/A
☐	☐	☐

 Lender completed a verbal discussion with Buyer including a discussion of income, assets and debts.
19.

YES	NO	N/A
☐	☐	☐

 Lender obtained a Tri-Merged Residential Credit Report.
20. **Based on the information provided, Buyer can pre-qualify for a loan amount of: \$** _____, assuming a monthly principal
21. and interest loan payment of \$ _____, **provided that the total monthly payment** (which includes principal, interest, mortgage
22. insurance, property taxes, insurance, HOA fees, and flood insurance, 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	
☐	☐	☐	Paystubs	☐	☐	☐	Down Payment/Reserves Documentation
☐	☐	☐	W-2s	☐	☐	☐	Gift Documentation
☐	☐	☐	Personal Tax Returns	☐	☐	☐	Credit/Liability Documentation
☐	☐	☐	Corporate Tax Returns	☐	☐	☐	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. change in Buyer's credit or financial profile will render this pre-qualification null and void.
35. The above pre-qualification expires on: _____
DATE

36. **Lender:** _____
COMPANY ARIZONA LICENSE # NMLS #
37. _____
LOAN OFFICER ARIZONA LICENSE # NMLS #
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

