

# PRE-QUALIFICATION FORM

Document updated:  
February 2011



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

1. **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.
2. Lender has consulted with Brian James Cullinan ("Buyer") and submits the following:
3. Buyer is: ☐ Married ☒ Unmarried ☐ Legally Separated
4. Buyer ☐ is ☒ is not relying on the sale or lease of a property to qualify for this loan.
5. 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).
6. Type of Loan: ☐ Conventional ☒ FHA ☐ VA ☐ USDA ☐ Other: \_\_\_\_\_
7. Occupancy Type: ☒ Primary ☐ Secondary ☐ Non-Owner Occupied
8. Property Type: ☒ Single Family Residence ☐ Condominium ☐ Planned Unit Development ☐ Manufactured Home
9. ☐ Mobile Home ☐ Other: \_\_\_\_\_
10. YES NO N/A Lender has provided Buyer with the HUD form "For Your Protection: Get a Home Inspection" (FHA loans only).
11. ☒ ☐ ☐ Lender has completed a verbal discussion with Buyer including a discussion of income, assets and debts.
12. ☒ ☐ ☐ Lender has obtained a Tri-Merged Residential Credit Report.
13. Based on the information provided, Buyer can pre-qualify for a loan amount of: \$ 212,300.00
14. assuming a monthly principal and interest loan payment of \$ 1,055.00, provided that the total monthly housing payment (which includes principal, interest, mortgage insurance, property taxes, homeowner's insurance, HOA fees, and flood insurance, if applicable) does not exceed: \$ 1,513.00
15. Interest rate not to exceed 4.25 %
16. Initial Requested Documentation: Lender has received the following information from the Buyer:
17. (Additional documentation may be required).
- | YES                                 | NO                                  | N/A                                 |                       | YES                                 | NO                       | N/A                                 |                                     |
|-------------------------------------|-------------------------------------|-------------------------------------|-----------------------|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Paystubs              | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Down Payment/Reserves Documentation |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | W-2s                  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Gift Documentation                  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Personal Tax Returns  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Credit/Liability Documentation      |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Corporate Tax Returns | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other: _____                        |
18. Additional comments: The borrower is qualified up to \$220,000.00 with a 3.5% down payment
19. Buyer has instructed, and Lender agrees to provide loan status updates on the 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

20. 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.
21. The above pre-qualification expires on 02/28/2012 DATE
22. Lender: Guaranteed Rate COMPANY 0912930 ARIZONA LICENSE #
23. Steve Miksta LOAN OFFICER 235760 NMLS #
24. 14811 N Kierland Blvd. Suite 100 Scottsdale AZ 85254
25. ADDRESS CITY STATE ZIP
26. steve.miksta@guaranteedrate.com 602-828-2847 877-275-1599
27. EMAIL PHONE FAX
28. [Signature] 01/06/2012
29. ^ LOAN OFFICER'S SIGNATURE MO/DA/YR
30. Buyer acknowledges receipt of a copy hereof and grants permission to Broker to submit this Pre-Qualification Form with Contract.
31. ^ BUYER'S SIGNATURE MO/DA/YR ^ BUYER'S SIGNATURE MO/DA/YR