

Mortgage Application Summary

Applicant Information

Case ID: MTG-2026-005
Name: Brenda Williams
SSN: 901-23-4567
Email: brenda.w@shoplocal.biz
Phone: (702) 555-0000
Address: 303 Desert View Ln, Las Vegas, NV 89101
Credit Score: 580
DTI Ratio: 94.29%
Expected Decision: REJECTED

Employment & Income

Employer: Local Market Grocers
Position: Retail Supervisor
Years: 1.0
Monthly Income: \$3,500.00
Type: W2
Employment Gap: Yes
Gap Explanation: 6-month gap between previous retail job and current due to store closure and relocation.
Base Salary: \$42,000.00
Bonus 2023: \$0.00
Bonus 2024: \$0.00
Bonus Stable: False
Employer Confirmation: No bonus structure for this position. Hourly pay.

Credit History

Bankruptcies: 1
Foreclosures: 0
Late Payments (12 mo): 4
Late Payments (24 mo): 8
Collections Count: 2
Inquiries (6 mo): 7
Oldest Tradeline Years: 3.0
Total Tradelines: 5
Credit Notes: Chapter 7 bankruptcy filed 1.5 years ago (discharged 1 year ago). Multiple recent 60-day late payments. Two ac

Debts

Car Loan: \$500.00
Student Loan: \$800.00
Credit Cards: \$1,800.00
Personal Loan: \$200.00
Total Monthly Debt: \$3,300.00

Assets

Checking: \$3,000.00
Savings: \$1,000.00
Liquid Assets Total: \$4,000.00
401k: \$0.00
Reserves Months: 0
Deposit Explanations: All deposits are regular bi-weekly paychecks from current employer.
Recent Deposits:
- 2024-12-27: \$1,750.00 (Bi-weekly pay deposit)
- 2024-12-13: \$1,750.00 (Bi-weekly pay deposit)

Loan Details

Amount: \$200,000.00

Down Payment: \$10,000.00
Closing Costs: \$4,000.00
Estimated Payment: \$1,800.00
Monthly PITI: \$1,800.00
Property Type: Condo
Use: Primary Residence

Property

Purchase Price: \$210,000.00
Appraised Value: \$205,000.00
Condition: C5 - Poor
Type: Condominium
Required Repairs: \$10,000.00
Repair Details: Extensive water damage in bathroom, broken kitchen appliances, aging HVAC system, exterior facade crumbling