

# Mortgage Application Summary

## Applicant Information

Case ID: MTG-2026-002

Name: David Kim

SSN: 012-34-5678

Email: david.kim@medicare.org

Phone: (206) 555-1122

Address: 456 Cedar Street, Portland, OR 97201

Credit Score: 740

DTI Ratio: 20.45%

Expected Decision: APPROVED

## Employment & Income

Employer: Portland General Hospital

Position: Staff Physician

Years: 7.0

Monthly Income: \$11,000.00

Type: W2

Employment Gap: None

Gap Explanation: N/A

Base Salary: \$132,000.00

Bonus 2023: \$0.00

Bonus 2024: \$5,000.00

Bonus Stable: False

Employer Confirmation: Discretionary year-end bonus, not guaranteed annually.

## Credit History

Bankruptcies: 0

Foreclosures: 0

Late Payments (12 mo): 0

Late Payments (24 mo): 1

Collections Count: 0

Inquiries (6 mo): 3

Oldest Tradeline Years: 12.0

Total Tradelines: 10

Credit Notes: Good payment history overall. One 30-day late on a credit card 20 months ago due to travel. All other accounts

## Debts

Car Loan: \$550.00

Student Loan: \$700.00

Credit Cards: \$1,000.00

Personal Loan: \$0.00

Total Monthly Debt: \$2,250.00

## Assets

Checking: \$45,000.00

Savings: \$60,000.00

Liquid Assets Total: \$105,000.00

401k: \$180,000.00

Reserves Months: 15

Deposit Explanations: December bonus verified by pay stub. All other deposits are regular bi-weekly salary.

Recent Deposits:

- 2024-12-25: \$5,500.00 (Regular bi-weekly salary)

- 2024-12-01: \$5,000.00 (Discretionary year-end bonus)

## Loan Details

Amount: \$450,000.00

Down Payment: \$100,000.00

Closing Costs: \$10,000.00

Estimated Payment: \$3,000.00

Monthly PITI: \$3,000.00

Property Type: Single Family

Use: Primary Residence

### Property

Purchase Price: \$550,000.00

Appraised Value: \$550,000.00

Condition: C3 - Average

Type: Single Family Home

Required Repairs: \$0.00

Repair Details: No immediate repairs required. Minor cosmetic updates suggested.