

# 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