

# Mortgage Application Summary

## Applicant Information

Case ID: MTG-2026-004

Name: John Miller

SSN: 678-90-1234

Email: john.miller@construct.com

Phone: (720) 555-6677

Address: 202 Pine Ridge Rd, Phoenix, AZ 85004

Credit Score: 630

DTI Ratio: 66.15%

Expected Decision: REJECTED

## Employment & Income

Employer: Desert Builds Construction

Position: Construction Foreman

Years: 5.0

Monthly Income: \$6,500.00

Type: W2

Employment Gap: None

Gap Explanation: N/A

Base Salary: \$78,000.00

Bonus 2023: \$0.00

Bonus 2024: \$0.00

Bonus Stable: False

Employer Confirmation: No bonus program for this position.

## Credit History

Bankruptcies: 0

Foreclosures: 0

Late Payments (12 mo): 2

Late Payments (24 mo): 4

Collections Count: 1

Inquiries (6 mo): 6

Oldest Tradeline Years: 9.0

Total Tradelines: 7

Credit Notes: Multiple 30-day late payments on credit cards. One small utility collection, recently paid. High credit seeking activity.

## Debts

Car Loan: \$700.00

Student Loan: \$800.00

Credit Cards: \$2,500.00

Personal Loan: \$300.00

Total Monthly Debt: \$4,300.00

## Assets

Checking: \$15,000.00

Savings: \$10,000.00

Liquid Assets Total: \$25,000.00

401k: \$30,000.00

Reserves Months: 1

Deposit Explanations: All deposits are regular bi-weekly salary.

Recent Deposits:

- 2024-12-20: \$3,250.00 (Regular bi-weekly salary)

- 2024-12-05: \$3,250.00 (Regular bi-weekly salary)

## Loan Details

Amount: \$250,000.00

Down Payment: \$25,000.00

Closing Costs: \$5,000.00

Estimated Payment: \$2,000.00

Monthly PITI: \$2,000.00

Property Type: Single Family

Use: Primary Residence

### Property

Purchase Price: \$275,000.00

Appraised Value: \$270,000.00

Condition: C4 - Fair

Type: Single Family Home

Required Repairs: \$4,000.00

Repair Details: Needs new water heater, minor electrical work required.