

# PRE-QUALIFICATION FORM

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Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.

## PRE-QUALIFICATION INFORMATION

- Purpose:** This Pre-Qualification Form is to be used in conjunction with an AAR Residential Resale Real Estate Purchase Contract or Vacant Land/Lot Purchase Contract ("Contract").
- Buyer **HAS NOT** consulted with a lender. (If Buyer marks the box on line 3, Buyer is to complete only lines 4 and 5.)
- PRINT BUYER'S NAME \_\_\_\_\_ PRINT BUYER'S NAME \_\_\_\_\_
- ^ BUYER'S SIGNATURE \_\_\_\_\_ MO/DA/YR \_\_\_\_\_ ^ BUYER'S SIGNATURE \_\_\_\_\_ MO/DA/YR \_\_\_\_\_
- Lender indicated on lines 36 and 37 has consulted with Sample Borrower ("Buyer") and submits the following:
- Buyer is:**  Married  Unmarried  Legally Separated
- Buyer:**  is  is not relying on the sale or lease of a property to qualify for this loan.
- Buyer:**  is  is not relying on Seller Concessions for Buyer's loan costs, impounds, Title/Escrow Company costs, recording fees, and, if applicable VA loan costs not permitted to be paid by Buyer. (Note: The amount Seller agrees to contribute, if any, shall be established in the Contract).
- Buyer:**  is  is not relying on down payment assistance to qualify for this loan.
- Type of Loan:**  Conventional  FHA  VA  USDA  Other: \_\_\_\_\_
- Occupancy Type:**  Primary  Secondary  Non-Owner Occupied
- Property Type:**  Single Family Residence  Condominium  Planned Unit Development  Manufactured Home
- Mobile Home  Vacant Land/Lot  Other: \_\_\_\_\_
- YES NO N/A  
   Lender provided Buyer with the HUD form "For Your Protection: Get a Home Inspection" (FHA loans only).
- Lender completed a verbal discussion with Buyer including a discussion of income, assets and debts.
- Lender obtained a Tri-Merged Residential Credit Report.
- Based on the information provided, Buyer can pre-qualify for a loan amount of: \$ 198,550.00** assuming a monthly principal and interest loan payment of \$ 962.27, **provided that the total monthly payment** (which includes principal, interest, mortgage insurance, property taxes, insurance, HOA fees, and flood insurance, if applicable) **does not exceed: \$ 1,319.10**
- Interest rate not to exceed 4.125 %**,  Fixed Interest Rate  Adjustable Interest Rate  Pre-Payment Penalty
- Initial Documentation Received:** Lender received the following information from Buyer (additional documentation may be requested):
- YES NO N/A  
   Paystubs    Down Payment/Reserves Documentation
- W-2's    Gift Documentation
- Personal Tax Returns    Credit/Liability Documentation
- Corporate Tax Returns    Other: \_\_\_\_\_
- Additional comments:
- Buyer has instructed, and Lender agrees to provide loan status updates on the AAR Loan Status Update form to Seller and Broker(s) within ten (10) days of Contract acceptance pursuant to Section 2e of the Contract and upon request thereafter.

## LENDER INFORMATION

- The lender identified below has prepared the information listed above with 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 Buyer's credit or financial profile will render this pre-qualification null and void.
- The above pre-qualification expires on: 03/15/2018

36. Lender: <u>Fairway Independent Mortgage Corporation</u>	<u>0904162</u>	<u>2289</u>
COMPANY	ARIZONA LICENSE #	NMLS #
37. <u>Olivia Culver</u>	<u>0928775</u>	<u>1240126</u>
LOAN OFFICER	ARIZONA LICENSE #	NMLS #
38. <u>5151 E Broadway, Suite 1700</u>	<u>Tucson</u>	<u>AZ</u> <u>85711</u>
ADDRESS	CITY	STATE ZIP
39. <u>olivia.culver@fairwaymc.com</u>	<u>520-668-7831</u>	_____
EMAIL	PHONE	FAX

- ^ LOAN OFFICER'S SIGNATURE \_\_\_\_\_ MO/DA/YR \_\_\_\_\_
- Buyer acknowledges receipt of a copy hereof and grants permission to Broker to submit this Pre-Qualification Form with Contract.**
- ^ BUYER'S SIGNATURE \_\_\_\_\_ MO/DA/YR \_\_\_\_\_ ^ BUYER'S SIGNATURE \_\_\_\_\_ MO/DA/YR \_\_\_\_\_