

Realty Executives - Paradise Valley  
**PRE-QUALIFICATION FORM**

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*The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.*



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

**PRE-QUALIFICATION INFORMATION**

1. **Purpose:** This Pre-Qualification Form is to be used in conjunction with an AAR Residential Resale Real Estate Purchase Contract or
2. Vacant Land/Lot Purchase Contract ("Contract").
3.  Buyer **HAS NOT** consulted with a lender. (If Buyer marks the box on line 3, Buyer is to complete only lines 4 and 5.)
4. \_\_\_\_\_  
 PRINT BUYER'S NAME PRINT BUYER'S NAME
5. \_\_\_\_\_  
 ^ BUYER'S SIGNATURE MO/DA/YR ^ BUYER'S SIGNATURE MO/DA/YR
6.  Lender indicated on lines 36 and 37 has consulted with \_\_\_\_\_ ("Buyer") and submits the following:
7. **Buyer is:**  Married  Unmarried  Legally Separated
8. **Buyer:**  is  is not relying on the sale or lease of a property to qualify for this loan.
9. **Buyer:**  is  is not relying on Seller Concessions for Buyer's loan costs, impounds, Title/Escrow Company costs,
10. recording fees, and, if applicable, VA loan costs not permitted to be paid by Buyer. (Note: The amount Seller
11. agrees to contribute, if any, shall be established in the Contract.)
12. **Buyer:**  is  is not relying on down payment assistance to qualify for this loan.
13. **Type of Loan:**  Conventional  FHA  VA  USDA  Other: \_\_\_\_\_
14. **Occupancy Type:**  Primary  Secondary  Non-Owner Occupied
15. **Property Type:**  Single Family Residence  Condominium  Planned Unit Development  Manufactured Home
16.  Mobile Home  Vacant Land/Lot  Other: \_\_\_\_\_
17. 

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lender provided Buyer with the HUD form "For Your Protection: Get a Home Inspection" (FHA loans only).
18. 

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lender completed a verbal discussion with Buyer including a discussion of income, assets and debts.
19. 

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lender obtained a Tri-Merged Residential Credit Report.
20. **Based on the information provided, Buyer can pre-qualify for a loan amount of: \$** \_\_\_\_\_, assuming a monthly principal
21. and interest loan payment of \$ \_\_\_\_\_, **provided that the total monthly payment** (which includes principal, interest, mortgage
22. insurance, property taxes, insurance, HOA fees, and flood insurance, if applicable) **does not exceed: \$** \_\_\_\_\_
23. **Interest rate not to exceed:** \_\_\_\_\_ %,  Fixed Interest Rate  Adjustable Interest Rate  Pre-Payment Penalty
24. **Initial Documentation Received:** Lender received the following information from Buyer (additional documentation may be requested):
25. 

YES	NO	N/A		YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Paystubs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Down Payment/Reserves Documentation
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	W-2s	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gift Documentation
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Personal Tax Returns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit/Liability Documentation
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Corporate Tax Returns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
29. Additional comments: \_\_\_\_\_
30. Buyer has instructed, and Lender agrees to provide loan status updates on the AAR Loan Status Update form to Seller and Broker(s)
31. within ten (10) days of Contract acceptance pursuant to Section 2e of the Contract and upon request thereafter.

**LENDER INFORMATION**

32. The lender identified below has prepared the information listed above with Buyer(s) and has completed the above action points noted.
33. This information does not constitute loan approval. All information provided must be approved by an underwriter, and any material change
34. change in Buyer's credit or financial profile will render this pre-qualification null and void.
35. The above pre-qualification expires on: \_\_\_\_\_  
 DATE
36. **Lender:** \_\_\_\_\_  
 COMPANY ARIZONA LICENSE # NMLS #
37. \_\_\_\_\_  
 LOAN OFFICER ARIZONA LICENSE # NMLS #
38. \_\_\_\_\_  
 ADDRESS CITY STATE ZIP
39. \_\_\_\_\_  
 EMAIL PHONE FAX
40. \_\_\_\_\_  
 ^ LOAN OFFICER'S SIGNATURE MO/DA/YR
41. **Buyer acknowledges receipt of a copy hereof and grants permission to Broker to submit this Pre-Qualification Form with Contract.**
42. \_\_\_\_\_  
 ^ BUYER'S SIGNATURE MO/DA/YR ^ BUYER'S SIGNATURE MO/DA/YR

