



Items For Pre-Qualification to Get You Closer to Your New Home

1. Last 3 Months of Check Stubs W-2's if applicable
2. Last 3 Months of Bank Statements
3. Last 2-3 Years (2021*, 2020, or 2019) of Tax Returns
4. Most Current Mortgage Statement that shows payoff amount
5. List of all assets (Cars paid off approx. Value, Cash in Bank, 401K's, etc)
6. Balances and statements of any debt (Credit Cards, Car Payments, or any other type of Debt Payments)
7. Any gift letters from relatives or Income from a Living Trust (If applicable)
8. If Self Employed, need past 2 years of Income Statements depending on lender
9. If financing through a lender, you must have an "AAR" Pre-Qualification letter from your lender to submit with the offer.
10. If paying by CASH, you must have a "Proof of Funds" letter from your financial institution to submit with your offer.



* Tax Returns from 2021 may or may not be applicable depending on the lender. However, after July 15 they will be required.

For any other questions pertaining to necessary documents, please call or text Eric Merritt at (480) 999-6061 or email me at emerritt@hsmove.com

Our "AAR" Pre-Qualification Letter

All offers submitted must have this pre-qualification letter if using financing. If paying cash, then a Proof Of Funds letter needs to be included with the offer (purchase contract).

PRE-QUALIFICATION FORM

Document Updated
February 2017



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

- 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 _____ ("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 | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Lender provided Buyer with the HUD form "For Your Protection: Get a Home Inspection" (FHA loans only). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Lender completed a verbal discussion with Buyer including a discussion of income, assets and debts. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Lender obtained a Tri-Merged Residential Credit Report. |
- Based on the information provided, Buyer can pre-qualify for a loan amount of:** _____ assuming a monthly principal and interest loan payment of _____, **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:** _____
- Interest rate not to exceed:** _____%, 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	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Paystubs
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	W-2s
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Personal Tax Returns
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Corporate Tax Returns
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Down Payment/Reserves Documentation
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Gift Documentation
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Credit/Liability Documentation
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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: _____ Date

36. Lender: _____ Company	_____ Arizona License #	_____ NMLS #
37. _____	_____ Arizona License #	_____ NMLS #
38. _____ Address	_____ City	_____ State _____ Zip
39. _____ 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.

42. ^ Buyer's Signature _____ Mo/Da/Yr ^ Buyer's Signature _____ Mo/Da/Yr

