



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

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, 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.)
10. **Buyer** ☐ is ☒ is not relying on down payment assistance to qualify for this loan.
11. **Type of Loan:** ☒ Conventional ☐ FHA ☐ VA ☐ USDA ☐ Other: _____
12. **Occupancy Type:** ☒ Primary ☐ Secondary ☐ Non-Owner Occupied
13. **Property Type:** ☒ Single Family Residence ☐ Condominium ☐ Planned Unit Development ☐ Manufactured Home
14. ☐ Mobile Home ☐ Vacant Land/Lot ☐ Other: _____
15. **YES NO N/A**
16. ☐ ☒ ☐ Lender provided Buyer with the HUD form "For Your Protection: Get a Home Inspection" (FHA loans only).
17. ☒ ☐ ☐ Lender completed a verbal discussion with Buyer including a discussion of income, assets and debts.
18. ☒ ☐ ☐ Lender obtained a Tri-Merged Residential Credit Report.
19. **Based on the information provided, Buyer can pre-qualify for a loan amount of:** _____ assuming a monthly principal
20. and interest loan payment of _____, provided that the total monthly payment (which includes principal interest, mortgage
21. insurance, property taxes, insurance. HOA fees, and flood insurance, if applicable) **does not exceed:** _____
22. **Interest rate not to exceed:** _____%, ☒ Fixed Interest Rate ☐ Adjustable Interest Rate ☐ Pre-Payment Penalty
23. **Initial Documentation Received:** Lender received the following information from Buyer (additional documentation may be requested):
24. **YES NO N/A**
25. ☐ ☐ ☒ Paystubs
26. ☒ ☐ ☐ W-2s
27. ☒ ☐ ☐ Personal Tax Returns
28. ☒ ☐ ☐ Corporate Tax Returns
29. **YES NO N/A**
30. ☒ ☐ ☐ Down Payment/Reserves Documentation
31. ☒ ☐ ☐ Gift Documentation
32. ☒ ☐ ☐ Credit/Liability Documentation
33. ☐ ☒ ☐ Other: _____
34. Additional comments: _____
35. Buyer has instructed, and Lender agrees to provide loan status updates on the AAR Loan Status Update form to Seller and Broker(s)
36. 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. 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. _____ 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

