



PREQUALIFICATION NONI AND DSCR CHECKLIST

AE Name: _____ Borrower Name: _____

Broker company: _____ Contact name and #: _____

Is the borrower a 1st time homebuyer?	<input type="checkbox"/> Yes (the loan is not eligible) <input type="checkbox"/> No
What is the mid FICO?	
Is it a purchase, r/t refi, or c/o refi?	
What is the purchase price (purchase) or est. value (refi)?	
What is the LTV?	
What is the loan amount?	
What type of property—SFR, Condo, 2-4 unit?	
In what state is the subject property located?	
Does the Borrower own their primary residence?	<input type="checkbox"/> Yes (Answer "A" & "B") <input type="checkbox"/> No (Answer "C" & "D")
a) If yes—how long?	
b) If yes—What is the value of their primary residence?	
c) If no—does the borrower rent currently and if they do rent can they verify with 12 months checks or mgt co VOR 0x30?	
d) If no and living rent free or with family, they are not eligible.	
Does the borrower have any Bk/FC/Short sales in the last 4 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are they 0 X 30 on all mortgages in past 12 months?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the borrower have at least 2 open and active tradelines with no lates one of which must be 24 months old?	<input type="checkbox"/> Yes <input type="checkbox"/> No
PURCHASE NONI ONLY	
Are they able to document and source / season 60 days the full down payment plus closing costs?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the seller related to borrower?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does it make sense that they do not occupy the subject? Is subject bigger/nicer than current residence?	<input type="checkbox"/> Yes <input type="checkbox"/> No
REFINANCE NONI ONLY	
Is the subject property no listed or has it been listed on the MLS in the last 6 months?	<input type="checkbox"/> Yes <input type="checkbox"/> No

