



Standard Lender Loan Disclosure for Pre-Approval

This form is intended to facilitate the delivery of necessary documents and information from a potential borrower(s) to a lender in order to maximize timely approval and funding of a loan. Some lenders may require use of their own forms. In such cases this form still may be helpful to a borrower interested in better understanding his/her loan requirements. This form is optional and is not a Colorado Real Estate Commission approved form. This form is not intended to act as a substitute for any final loan documents or the good faith estimate.

BORROWER: _____ Co-BORROWER: _____

Property Address: _____ City _____ State _____ Zip _____

Lender/Broker: _____ Broker Registration Number: _____

Company Name: _____ Phone: _____ Email: _____

The credit decision on this loan will be made by:

Lender indicated herein, or will be approved by a 3rd party: _____

Automated Approval: _____ or Manual Underwrite required: _____

Tri Merge Credit Report Reviewed Explanation and documentation required

Loan Program: FHA VA Conventional

Proposed/Contract Purchase Price: \$ _____

Contract schedules closing/funding date: _____

Loan Amount: 1st \$ _____ LTV: _____ %

2nd \$ _____ CLTV: _____ %

Qualifying Interest Rate: _____ %

This interest rate is: Locked. Expiration date: _____ Floating

(Note: Actual interest rate and points are typically established by borrower and lender in a separate written agreement.)

Property Type: Single Family Condo PUD Manufactured Other _____

if condo or attached PUD, is property approved for intended loan program? yes no

Document Review:	Required for Loan Approval	Received
Most recent paystubs with minimum 30 days year-to-date earnings (any extraordinary income or deductions to be documented and explained)	<input type="checkbox"/>	<input type="checkbox"/>
Copy of W-2's for most recent _____ years	<input type="checkbox"/>	<input type="checkbox"/>
Tax returns if required _____ years	<input type="checkbox"/>	<input type="checkbox"/>
Most current 2 months bank/asset statements (any large or out of the ordinary deposits to be documented and explained)	<input type="checkbox"/>	<input type="checkbox"/>
Down payment verified or <input type="checkbox"/> Gift <input type="checkbox"/> CHFA <input type="checkbox"/> Other: _____	<input type="checkbox"/>	<input type="checkbox"/>
Pertinent pages of divorce decree regarding maintenance and child support	<input type="checkbox"/>	<input type="checkbox"/>
VA LOAN, Statement of Service if active duty military, or DD214 if no longer in service	<input type="checkbox"/>	<input type="checkbox"/>
Check for \$ _____ payable to Lender for credit report and appraisal. (This will be credited towards costs at closing.)	<input type="checkbox"/>	<input type="checkbox"/>
Homeowners Insurance information requested	<input type="checkbox"/>	<input type="checkbox"/>
Additional information:	<input type="checkbox"/>	<input type="checkbox"/>

Borrower's Statement: Borrower understands that timely approval and funding of borrower's loan requires lender to receive and review the documents and information marked "Required for Loan Approval" above within five (5) business days of when the purchase contract is signed by both borrower/buyer and seller.

Borrower signature Date

Co-Borrower signature Date

Lender's Statement: The loan officer or other lender representative completing this disclosure understands that: (i) the borrower(s) set forth above will use the information contained herein to schedule loan and closing activities; and (ii) RESPA requires lender to provide closing figures for any loan 24 hours prior to closing.

Borrower instructs lender to provide loan status/updates to brokers upon request.