



# CONDITIONAL LOAN APPROVAL

THE PRINTED PORTION OF THIS FORM HAS BEEN APPROVED BY THE ARIZONA ASSOCIATION OF REALTORS® ("AAR").



1. The undersigned  Mortgage Banker  Mortgage Broker ("Lender") has made a preliminary review of the ability of:  
 2. \_\_\_\_\_ ("Buyer") to qualify for a real estate loan.  
 3. **Based on the information provided, Buyer is conditionally approved for a real estate loan on the following terms:**

4. **Amount requested:** \$ \_\_\_\_\_  
 5. Loan Program:  FHA  VA  Conventional  Other, explain: \_\_\_\_\_  
 6. Interest Rate: \_\_\_\_\_ Buyer  has  has NOT locked in interest rate.  
 7. If interest rate is locked, expiration date: \_\_\_\_\_  
 8. Origination Fee/Points: \_\_\_\_\_ Discount Points: \_\_\_\_\_

9. **Note: AAR Contracts require a Conditional Loan Approval ("CLA") based on a loan application and Trimerged Residential Credit Report ("TMRCR").**

11. **Is this Conditional Loan Approval based on the following?**

12. Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	A completed loan application. If yes, date completed: _____
<input type="checkbox"/>	<input type="checkbox"/>	Review of a Trimerged Residential Credit Report (TMRCR).
<input type="checkbox"/>	<input type="checkbox"/>	If loan program is a FHA or VA loan and an AAR Residential Resale Purchase Contract has been executed, a determination that the loan costs Seller agrees to pay pursuant to lines 80-82 of the Contract are sufficient to obtain the loan? <input type="checkbox"/> Not Applicable
<input type="checkbox"/>	<input type="checkbox"/>	Determination that Buyer's credit information meets guidelines of loan program referenced in line 5.
<input type="checkbox"/>	<input type="checkbox"/>	Determination that Buyer's income/ratios are within lending guidelines for this loan program.
<input type="checkbox"/>	<input type="checkbox"/>	Identification of the Buyer's ability to repay the loan. Explain _____
<input type="checkbox"/>	<input type="checkbox"/>	Identification and verification of the source of funds necessary to close, which is _____

22. **Additional questions:**

23. Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	Could Buyer's source of funds necessary to close cause a delay in closing? If yes, explain: _____
<input type="checkbox"/>	<input type="checkbox"/>	Has Buyer received an automated loan approval?
<input type="checkbox"/>	<input type="checkbox"/>	Has Buyer received a Good Faith Estimate?
<input type="checkbox"/>	<input type="checkbox"/>	Has the appraisal fee been collected?
<input type="checkbox"/>	<input type="checkbox"/>	Has the appraisal been ordered? If yes, date ordered _____.

30. Buyer  is  is not relying on the sale or lease of property to qualify for this loan.  
 31. **List all conditions to loan approval:** \_\_\_\_\_  
 32. \_\_\_\_\_  
 33. \_\_\_\_\_  
 34. \_\_\_\_\_  
 35. \_\_\_\_\_

36. **This report is not a "commitment" or "final approval"** of Buyer's ability to qualify for a real estate loan, which may be affected  
 37. by any material change in the Buyer's financial status from the information provided or by adverse property conditions.

38. Company Name: \_\_\_\_\_ License Number: \_\_\_\_\_  
 39. Address: \_\_\_\_\_  
 40. \_\_\_\_\_  
 41. Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 42. Loan Officer: \_\_\_\_\_ Title: \_\_\_\_\_  
 43. Signature: \_\_\_\_\_ Date: \_\_\_\_\_

44. **BUYER REPRESENTS THAT THE INFORMATION PROVIDED TO LENDER IS COMPLETE AND ACCURATE TO THE BEST OF BUYER'S KNOWLEDGE. BUYER AUTHORIZES LENDER AND ANY BROKER TO MAKE THE ABOVE INFORMATION AVAILABLE IN CONNECTION WITH THE BUYER'S PURCHASE OR ATTEMPT TO PURCHASE REAL PROPERTY AND ACKNOWLEDGES RECEIPT HEREOF.**

47. \_\_\_\_\_ BUYER'S SIGNATURE  
 48. \_\_\_\_\_ DATE