



Platinum
Service

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Pre-Purchase Worksheet

Referral Source _____

1. Property Address: _____ City: _____ State: _____ Zip: _____
2. Purchase price (Or desired pre-qual \$): _____ Down payment:\$ _____ or % _____
3. What is the expected value? _____
4. Down payment will come from: _____
I.e. Checking, savings, investments, sale of stock, sale of home, 401K loan, gift, bonus, etc.
5. How long has the seller been on title? _____ Please inquire, this is critical
6. Is the property being purchased from a bank foreclosure? Yes ___ No ___
7. Are you buying the property below market value? Yes ___ No ___ Not Sure ___
8. After purchasing will you be needing to immediately do a cash out refinance? Yes ___ No ___
9. If so, how much? \$ _____ What LTV would that be? _____ %
10. Annual Premium for: Insurance \$ _____ Taxes \$ _____ Escrow both: Yes ___ No ___
11. Please circle one: Primary Vacation Investment Year Built _____ # of units _____
12. Do you have a property listed for sale yourself? Yrs ___ No ___ Status _____
If so, is this purchase contingent upon the home selling? Yes ___ No ___
13. Term of Mortgage Requested: (40, 30, 25, 20, 15, 10 Yrs) _____ Undecided _____
Type of Mortgage: Fixed ___ ARM ___ Int. Only ___ Undecided ___
14. Homeowner's Insurance: Name _____ Phone _____
15. Name the property was titled in at purchase, i.e. llc, s-corp.. _____
16. Names to be shown on title as: _____



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17. Borrower: Name _____ SSN: _____ TIN: _____ DOB: _____

of years in school ___ Married ___ Unmarried ___ # Dependents ___ Ages _____

18. Current home address: _____ City: _____ State: _____ Zip: _____

(If less than 2 years at this address please provide previous address below)

Own ___ Rent ___ Family ___ Time Here _____ Yrs _____ Mo Monthly \$ _____

If renting, please complete the following: Landlord or property name/phone: _____

Previous address: _____ City: _____ State: _____ Zip: _____

(Only required if living at current address for less than 2 years- Use blank page for additional)

Own ___ Rent ___ Time at this address _____ Yrs _____ Mo Monthly Pmt \$ _____

If rented, please complete the following:

Landlord or property name: _____ LL phone: _____

19. Borrower home phone: _____ Borrower cell phone: _____

20. Borrower fax: _____ Borrower email: _____

21. CoBorrower: Name _____ SSN: _____ TIN: _____ DOB: _____

of years in school ___ Married ___ Unmarried ___ # Dependents ___ Ages _____

22. Current home address: _____ City: _____ State: _____ Zip: _____

(If less than 2 years at this address please provide previous address below)

Own ___ Rent ___ Family ___ Time Here _____ Yrs _____ Mo Monthly \$ _____

If renting, please complete the following: Landlord or property name/phone: _____

Previous address: _____ City: _____ State: _____ Zip: _____

(Only required if living at current address for less than 2 years- Use blank page for additional)

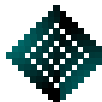
Own ___ Rent ___ Time at this address _____ Yrs _____ Mo Monthly Pmt \$ _____

If rented, please complete the following:

Landlord or property name: _____ LL phone: _____

23. CoBorrower home phone: _____ CoBorrower cell phone: _____

24. CoBorrower fax: _____ CoBorrower email: _____



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25. Borrower:

How long with this employer? _____ Yrs Start Date _____
 Job Title _____ How long in this type of work? _____ Yrs
 Employers phone number for Employment Verification: _____

26. Previous Employer (Only required if current is less than 2 years- Use blank page for additional employers)

Start _____ (mm/yy) End _____ (mm/yy) Position _____ Monthly Income \$ _____
 Previous Employers Phone Number for Employment Verification: (____) _____ - _____

27. CoBorrower

How long with this employer? _____ Yrs Start Date _____
 Job Title _____ How long in this type of work? _____ Yrs
 Employers phone number for Employment Verification: _____

28. Previous Employer (Only required if current is less than 2 years- Use blank page for additional employers)

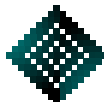
Start _____ (mm/yy) End _____ (mm/yy) Position _____ Monthly Income \$ _____
 Previous Employers Phone Number for Employment Verification: _____

29. List monthly income amount, and source of income. I.e. Base Salary, Bonus, Commission, Self-employment (ALL LLCs), Rental, Investment, Social Security, Pension, Trust, Annuity, etc.

Monthly Income:	Source of Income:
\$	
\$	
\$	
\$	
\$	
\$	

30. List primary asset amounts, NAME, and type. I.e. Checking, Savings, Investment, Stock, Stock Options, Retirement, and Real Estate, etc. Include how long the funds have been in that account.

Assets Amount:	NAME and TYPE of Asset:	Length of time in account:
\$	Primary Residence Market Value (estimate)	
\$		
\$		
\$		
\$		
\$		
\$		
\$		



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31. List Monthly obligation amounts and type. I.e. Mortgage loans, Auto loans, Student loans, Personal loans, Credit Cards, 401k loans, Child support, Alimony, Co-signed loans, etc. Please check which ones are to be paid off

Monthly Obligation:	Name of Liability:
\$	Primary Residence Mortgage Loan
\$	Home owners association
\$	
\$	
\$	
\$	
\$	

32. Any judgments, lawsuits, bankruptcies (last 10yrs), foreclosures (last 7 Yrs)? Yes ___ No ___

33. Are borrowers U.S. Citizens? Yes ___ No ___

*If no, please state Visa Type _____ and length of time in the United States _____ Years

34. Is either borrower Self employed, own 25% or more of a Corporation or Partnership, or derive 25% or more of income from commissions? ___ Yes ___ No If yes, please clarify

35. If the property is an investment, are all the units rented? Yes ___ No ___? When are you expecting vacancies to be filled? _____ What are the rents? _____

36. If the property is an investment, how long do you plan to hold in your portfolio? _____

37. How many 1-4 unit properties do you currently own? _____ How many financed? _____

38. How many 1-4 unit properties purchased in the last 6 months? _____ The last 24 months? _____

39. Do you have landlord experience? _____ How long? _____ How many units? _____

THE ADDITIONAL QUESTIONS ARE FOR FOREIGN NATIONALS ONLY.

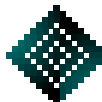
40. What is your TIN# if you have been issued one? _____
 Some lenders will pull the credit on any social security number or TIN number that you have been issued. As well as pulling the credit they may require a letter from the creditors listed below which will verify how long the account has been open and your good standing. There are some lenders that will even finance the loan with no ss# or tin#, only the letters would be needed.
 *Please be advised that obtaining these letters may be a challenge with some of your creditors.

41. List 1 international creditor and 3 banks from your country in which you have a borrower/creditor relationship. Must be open accounts w/ 24 months history. No 30 day+ lates.

42. Which type of Visa do you have if any? _____ Do you have a valid Pass Port? _____

43. Do have diplomatic immunity, work for an embassy, work as a journalist, representative of the foreign press, radio, film, or other information media engaging in the vocation while in the US or? _____ If so, which _____

44. Some lenders may require a U.S. Bank account be opened before closing. _____



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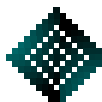
Consent for Credit Verification

I/We authorize the Broker/Lender and any potential investor or insurer of this credit transaction to verify; employment and income history, bank, and credit history. The source of the information may come from, but is not limited to: credit bureaus; banks and other depository institutions; current and former employers; federal or state records including State Employment Security Agency records; or other sources as required.

This authorization is for this credit transaction only and continues in effect for one (1) year unless limited by state law, in which case the authorization continues in effect for the maximum period, not to exceed one (1) year, allowed by law.

Applicant's Signature Date SSN or TIN (foreign nationals)

Co-Applicant's Signature Date SSN or TIN (foreign nationals)



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