



Troy Towers Buyer pre-qualification as of: _____

(Date)

Column #:	D	E	F
Buyer #1:			
Buyer #2:			
Apt. #:		Housing debt to income ratio:	<< D25 ÷ F60
# of Shares:		Total debt to income ratio:	<< D45 ÷ F60
		Liquid Assets Surplus / (Deficit)	<< Enter F77

To Calculate:
Write in your figures from the below indicated Column # / Row #.

Please enter information in only the un-shaded (white) fields above and below...

ROW #:	PROJECTED HOUSING COSTS			ROW #:	
11	PROJECTED HOUSING COSTS			11	
12	<i>**For the new property only**</i>			12	
13	Purchase price			13	
14	Percent Down Payment.			14	
15	\$ Amount of Down Pymt.			15	
16	Interest Rate			16	
17	Loan Amt			17	
18	# of shares:			18	
19	MONTHLY HOUSING EXPENSES			19	
20	Monthly Loan payment			20 << (Obtain from your lender, or search "Mortgage Calculator" online)	
21	Taxes	(n/a)		21	
22	Monthly Maintenance Fee + \$37.50 Cable TV contract			22 << (Obtain from apartment flyer)	
23	Optional Monthly Garage Parking (\$150.00)			23	
24	Est. Homeowners' Insurance (\$50-\$100)			24	
25	TOTAL MONTHLY HOUSING DEBT			25 << (Add rows 20 through 24)	
26	Column #:	D	E	F	26
27	OTHER DEBT			27	
28	<i>Please include anything that currently shows up on your credit report along with any other legal obligations including child support, alimony, judgments, taxes/mortgages/insurance/leases on any other property in your name that you plan to keep*</i>			28	
29	<i>(*EVEN IF IT'S BEING PAID FOR BY A RELATIVE, FRIEND, PARTNER OR EMPLOYER)</i>			29	
30		MONTHLY MINIMUM REQUIRED PAYMENTS		30	
31		<i>Buyer #1</i>	<i>Buyer #2</i>	31	
32	Personal Loans			32	
33	Car Loans/Leases			33	
34	Co-signed loans for child, friend, parents, etc.			34	
35	Student Loans (include deferred)			35	
36	Any Child Support/Alimony			36	
37	Other owned property (1) Mortgage + Taxes + Insurance			37	
38	Other owned property (2) Mortgage + Taxes + Insurance			38	
39	Other leased property you will keep			39	
40	Total Credit Card monthly payments			40	
41	Other			41	
42				42	
43				43	
44	TOTAL OTHER DEBT			44 << (Add rows 32 through 43)	
45	Total Housing + Other Debt			45 << (Add D25 + D44 + E44)	
46	Column #:	D	E	F	46
47	DOCUMENTABLE INCOME			47	
48	<i>(Incl. salary, bonus, commissions, self-employed, Social Security, disability, retirement, trust income, child support, alimony, etc.)</i>			48	
49		ANNUAL	ANNUAL	TOTAL MONTHLY	49
50	<i>(State Adjusted Gross as would appear on Tax Return)</i>	<i>Buyer #1</i>	<i>Buyer #2</i>	<i>(Combined)</i>	50
51	Base Income (Current Salary)				51 << (Add Column D + E, divide by 12)
52	Bonus (2 yr. Average)				52 << (Add Column D + E, divide by 12)
53	Commissions (2 yr. Average)				53 << (Add Column D + E, divide by 12)
54	Self-employment (2 yr. Average)				54 << (Add Column D + E, divide by 12)
55	Investment/Interest/Dividends (2 yr. Average)				55 << (Add Column D + E, divide by 12)
56	Income from rental property				56 << (Add Column D + E, divide by 12)
57	Other				57 << (Add Column D + E, divide by 12)
58					58 << (Add Column D + E, divide by 12)
59					59 << (Add Column D + E, divide by 12)
60	TOTAL INCOME				60 << (Add rows 51 through 59)

61	Column #:	D	E	F	61
62	LIQUID ASSETS (Non-Retirement)				62
63	<i>(Checking, Savings, Brokerage accounts)</i>				63
64		<i>Buyer #1</i>	<i>Buyer #2</i>	TOTAL (Combined)	64
65	Checking				65 << (Add Column D + E)
66	Checking				66 << (Add Column D + E)
67	Savings				67 << (Add Column D + E)
68	Savings				68 << (Add Column D + E)
69	Brokerage				69 << (Add Column D + E)
70	Other				70 << (Add Column D + E)
71					71 << (Add Column D + E)
72	TOTAL NON-RETIREMENT ASSETS				72 << (Add rows 65 through 71)
73	Cash Down Payment:				73 << Enter D15
74	Est. closing costs:				74 << (Roughly, \$3,000 + 1% of any loan)
76	Post-Closing Liquid Assets Required:				76 << (Multiply D25 x 12)
77	Total Liquid Assets Required to Close:				77 << (Add rows 73 through 75)
78	Applicant's Total Post-Closing Liquid Assets:				78 << (Subtract Row 76 from 72)
79	Column #:	D	E	F	79
80	DEFERRED/RETIREMENT ASSETS				80
81		<i>Buyer #1</i>	<i>Buyer #2</i>	TOTAL (Combined)	81
82	IRA				82 << (Add Column D + E)
83	401K				83 << (Add Column D + E)
84	Other				84 << (Add Column D + E)
85					85 << (Add Column D + E)
86					86 << (Add Column D + E)
87					87 << (Add Column D + E)
88	TOTAL DEFERRED/RETIREMENT ASSETS				88 << (Add rows 82 through 87)