HUDSON VIEW REALTY
Licensed Real Estate Broker

Troy Towers
Buyer pre-qualification

3/31/2026

		Proposed purchase price:	$0.00
Buyer #1:		Housing debt to income ratio:	
Buyer #2:		Total debt to income ratio:	
Apt. #:		Post-Closing Liquid Assets required:	
# of Shares:		Post-Closing Liquid Assets available:	<< See Note #7*
'20 40.67		Liquid Assets Surplus / (Deficit)	

Please enter figures in fields above and below...

PROJECTED HOUSING COSTS

For the new property only

Purchase price			<< See Note #13
Percent Down Payment.			
$ Down Pymt.			
Interest Rate			
Loan Amt			
# of shares:			
	MONTHLY HOUSING EXPENSES		
Monthly Loan payment			
Taxes	$0.00		
Maintenance/Association fees + Internet/Cable TV Contract:	$69.00		<< See Note #22
Optional Monthly Garage Parking ($150.00)			
Est. Homeowners' Insurance ($50-$100)			
TOTAL MONTHLY HOUSING DEBT			

OTHER DEBT

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
*(*EVEN IF IT'S BEING PAID FOR BY A RELATIVE, FRIEND, PARTNER OR EMPLOYER)*

	MONTHLY MINIMUM REQUIRED PAYMENTS		ANNUAL TOTAL	
	Buyer #1	Buyer #2		
Personal Loans				
Car Loans/Leases				
Co-signed loans for child, friend, parents, etc.				
Student Loans (include deferred)				
Any Child Support/Alimony				
Other owned property (1) Mortgage + Taxes + Insurance				
Other owned property (2) Mortgage + Taxes + Insurance				
Other leased property you will keep				
Total Credit Card Monthly Minimum Payments				<< See Note #41
TOTAL OTHER DEBT				
Total Housing + Other Debt				

DOCUMENTABLE INCOME

(Incl. salary, bonus, commissions, self-employed, Social Security, disability, retirement, trust income, child support, alimony, etc.)

(State Adjusted Gross as would appear on Tax Return)	ANNUAL *Buyer #1*	ANNUAL *Buyer #2*	TOTAL MONTHLY
Base Income (Current Salary)			
Bonus (2 yr. Average)			
Commissions (2 yr. Average)			
Self-employment (2 yr. Average)			
Investment/Interest/Dividends (2 yr. Average)			
Income from rental property			
Other			
TOTAL INCOME			

LIQUID ASSETS (Non-Retirement)

(Checking, Savings, Brokerage accounts)

	Buyer #1	*Buyer #2*	TOTAL
Checking			
Savings			
Brokerage			
"Gift money"			
TOTAL NON-RETIREMENT ASSETS			
Cash Down Payment:			
Est. closing costs:			
Post-Closing Liquid Assets Required:			
Total Liquid Assets Required for Closing:			
Applicant's Total Post-Closing Liquid Assets:			

DEFERRED/RETIREMENT ASSETS

	Buyer #1	*Buyer #2*	TOTAL
IRA			
401K			
Other			
TOTAL DEFERRED/RETIREMENT ASSETS			

Notes:

7 *Please obtain # of Shares from apartment listing on www.hudsonviewrealty.com, or ask us.*

22 *Maintenance fee will be calculated automatically based on # of shares. If unavailable, you may enter the amount from the apt. ad.*

13 *It's always best to enter the asking price to be conservative. You may feel free to test alternate prices to see the impact on your scenario.*

41 *Add up minimum required payments, not voluntary total payments.*

76 *Note, these are very rough estimates for planning purposes only. Closing Costs cannot be projected without specific information from your lender and/or attorney.*

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