



Inclusionary Housing Applicant Credit and Income Pre-Qualification

(This form will be completed by Kimball Hill Mortgage)

Lender Name: Kimball Hill Mortgage – Tiffany Koepke
 Lender Address: 9401 East Stockton Blvd., #135, Elk Grove, CA 95624
 Lender Phone: (916) 835-5219 Lender Fax: (866) 493-7721
 Applicant's Name: _____
 Applicant's Address: _____
 Inclusionary Project: Somerset – Kimball Hill Homes
 Affordable Price: 3 bedroom - \$105,082 (Very Low Income)

This credit and income pre-qualification for above applicant is being issued based on the qualifying criteria which include verification of income and credit history. The monthly housing expense consists of principal and interest, real estate taxes, fire insurance, flood insurance (if required), HOA dues (if required), Mello Roos assessments (if required) and mortgage insurance (if required). This credit and income pre-qualification is for a 1st mortgage loan that is fully amortized over 30 or 40 years. **Stated Income is not allowed and cannot be included in borrower's qualifying income.**

Pre-Qualified Loan Amount:\$ _____ Interest Rate: _____

First Mortgage Loan Type: _____ (CalHFA, FHA or Conventional)

\$ _____ Gross Annual Household Income _____ Number of Wage Earners _____ Household Size

Monthly Housing Expense

Down Payment Assistance

(please list source and amount)

Principal & Interest: _____	_____
Monthly Taxes: _____	_____
Monthly Hazard Ins.: _____	_____
Monthly Flood Ins.: _____ (if required)	_____
Monthly MIP: _____ (if required)	MCC Yes ___ No ___
HOA Dues: _____ (if required)	
Mello Roos: _____ (if required)	
Mortgage Credit Certificate: _____	
Total Housing Expense: _____	
Monthly Housing Expense Ratio: _____	
Total Debt to Income Ratio: _____	

I certify that the borrower has verifiable income adequate to meet monthly housing expenses for a first mortgage amount as shown above.

Lender's Name: _____

Lender's Signature: _____ Date: _____

VERY LOW INCOME LIMITS (50%AMI) BY FAMILY SIZE - 2008					
1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
\$24,850	\$28,400	\$31,950	\$35,500	\$38,350	\$41,200

Tiffany Koepke
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Home Buyer Information Sheet
An Easier Way to Pre-Qualify

Please complete this information sheet with your signature & fax to Tiffany Koepke 1-866-493-7721. To expedite a full approval please submit your most recent pay stubs, bank statements and 2006/ 2007 W-2's with this cover letter. If you have any questions please feel free to call me at (916) 835-5219.

This abbreviated form is a faster way to begin your pre-qualification process with Kimball Hill Mortgage. It only takes a few minutes to complete. At Kimball Hill Mortgage we aim to make the home loan process as quick and easy as possible.

I will review the information with and contact you to discuss your approval. Together we will find the best program and payment to meet your needs. Please be sure to give me best contact number and time.

Purchase Price Range\$ _____

Please tell us a little about yourself.

Borrower _____ Social Security # _____ - _____ - _____ DOB _____
Co-Borrower _____ Social Security# _____ - _____ - _____ DOB _____
 Phone (_____) _____ Cell Phone # (_____) _____
 Address _____ City _____
 State _____ Zip Code _____ How long at present address: _____ Monthly rent / own_\$ _____
E-Mail _____ Best time of day to contact : _____

Where do you work?

Name of co. _____ Phone (_____) _____
 Position _____ How long at this company? _____ How long in this profession? _____
 Present monthly salary \$ _____ Any bonus, overtime, or commissions monthly? \$ _____

Co-Borrower employment

Name of co. _____ Phone (_____) _____
 Position _____ How long at this company? _____ How long in this profession? _____
 Present salary \$ _____ per month. Any bonus, overtime, or commissions monthly ? \$ _____

Please tell us about your assets and resources.

A. How much cash will you have available for a down payment? _____

B. Please list your assets, including those of your spouse/co-borrower:

Bank _____	Balance \$ _____
Bank _____	Balance \$ _____
Stocks and Bonds _____	Balance \$ _____
Retirement Accts _____	Balance \$ _____
Value of Real Estate \$ _____	Other/ "Gift" \$ _____

By signing this form you authorize Kimball Hill Mortgage to process a credit check for qualification purposes only:

 Borrower

 Co-Borrower

