



QUALIFYING USING RATIOS

Buyer 1	Gross Monthly Income	\$
Buyer 2	Gross Monthly Income	\$
Other Income		\$

DEBTS: LONG TERM (Monthly - Over 7 Months)

Car Payment		\$
Student Loans		\$
Credit Card	(Minimum Monthly Payment)	\$
Child Support		\$
Other		\$

RENTAL INVESTMENT PROPERTY (If Applicable)

75% of Rental Income		\$
P.I.T.I.		\$
Difference		\$
Positive Income - add to "income"		
Negative Income - add to "debts"		

$$\text{P.I.T.I. of Purchase Property} / \text{Monthly Income} = \underline{\hspace{2cm}}\%$$

(Top Ratio)

$$\text{P.I.T.I. of Purchase Property} + \text{Debts} / \text{Monthly Income} = \underline{\hspace{2cm}}\%$$

(Bottom Ratio)

*90-100% Loan to Value - should generally not exceed	
	Top Ratio 28-30%
	Bottom Ratio 35-38%
90% and Below Loan to Value - should generally not exceed	
	Top Ratio 33-35%
	Bottom Ratio 38-41%

*All subject to credit score and other financial variables. See your lender for formal approval!