

TOP 3 FACTORS FOR PREAPPROVAL

1

CREDIT

- A credit score of 620 or better is required for Conventional Loans & 580 or better for FHA/VA Loans
- With more than one borrower, the lower of the two scores will be used
- The different tiers of credit score will help to determine your rate

2

INCOME

- Debt-to-Income Ratio or "DTI" is one of the most important factors of preapproval
- Two year history is needed

3

ASSETS

- Savings/401K/Stocks can be used for assets
- With some loan programs gift funds can be used
- Cash is **NOT** an asset, even if deposited into the bank