

QUALIFYING USING RATIOS

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

Total Income \$ _____

DEBTS: LONG TERM (MONTHLY – OVER 7 MONTHS)

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

Total Debt \$ _____

RENTAL INVESTMENT PROPERTY (IF APPLICABLE)

P.I.T.I.		\$
75% of Rental Income		\$
Difference		\$
Positive Income – add to “income”		
Negative Income – add to “debts”		

P.I.T.I. of Purchase Property ÷ Monthly Income = _____ %
(Top Ratio)

P.I.T.I. of Purchase Property + Debts ÷ Monthly Income = _____ %
(Bottom Ratio)

*90-100% Loan to Value – should generally not exceed	
	Top Ratio 26-30%
	Bottom Ratio 35-38%
90% and Below Loan to Value – should generally not exceed	
	Top Ratio 26-30%
	Bottom Ratio 35-42%

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