



VS Pre-Qualified
Pre-Approved

simply explained:

PRE-QUALIFIED:

Quick 10-minute application.
Credit is pulled.
No documentation is verified.

**Will require additional
documentation when
under contract.**

PRE-APPROVED:*

Quick 10-minute application.
Credit is pulled.
All documentation is audited.
**Greatly reduces the chances
of a problem once under
contract.**

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* **Denver Lending pre-approval comes with our earnest money guarantee:** If we make a mistake and you lose your earnest money, we will replace it within 30 days of forfeit.

Know the facts:

The Pre-Qualification process is quick and easy, requiring only an application, credit score and a verbal statement of income. It's a great way to help your real estate agent determine what price range you should concentrate on when looking for a home.

However, when under contract to purchase, additional income and asset documentation will be required for underwriting. If your proof of income and assets is not sufficient to meet established guidelines, this will result in a denial of your loan request, and possible loss of earnest money.

At Denver Lending, we go way beyond the normal application process to help you understand all the steps necessary to get the appropriate rates for your personal situation. Give us a call.

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