



## Mortgage Readiness Assessment Checklist

To determine if a customer is mortgage ready and qualifies for a lender referral, the customer must meet the following criteria. If the customer does not meet all of the outlined criteria, s/he will be provided with an obstacles and corrective action plan and scheduled for additional counseling sessions.

- Customer has not declared bankruptcy within the last 24 months.
- Customer has not had any late payments within the last 12 months on his/her credit report.
- Customer does not have more than \$500 in judgments, collections and/or past due accounts.
- Customer's debt-to-income ratio (including housing) does not exceed 40%.
- If customer does not have a credit history, s/he has a documented nontraditional credit history for the last 12 months.

Assessment performed by: \_\_\_\_\_

Date: \_\_\_\_\_

Source: *INHP Pre-Purchase Counseling Manual* by Indianapolis Neighborhood Housing Partnership.