



ABILITY TO REPAY (ATR) NOTICE

Borrower Name(s): _____
 Property Address: _____ Loan Number: _____

This important Ability To Repay (ATR) Notice is being provided to each borrower prior to the signing of the loan documents but after TRID disclosures have been provided.

In reviewing your credit application, LendingPROS has or will consider and verify the following information as it relates to your ability to repay this loan according to its terms as required by applicable law: (1) your current and reasonably expected income and/or assets (other than the value of the dwelling and any attached real property); (2) your current employment status (to the extent that employment income is relied on to determine repayment ability); (3) the monthly payment for principal and interest on the loan; (4) the monthly payment on any simultaneous loan that LendingPROS knows or has reason to know will be made; (5) the monthly payment for mortgage-related obligations (e.g., property taxes, certain insurance premiums, fees and special assessments for condominiums, and homeowners association, ground rent, and leasehold payments); your current debt obligations, alimony, and child support; (7) your monthly debt-to-income ratio and/or residual income; and (8) your credit history.

Below, and in the attached application (Fannie Mae Form 1003/Uniform Residential Loan Application) and monthly living expenses worksheets (“the attachments”) is the information that LendingPROS has or will verify and consider in making this loan, as required by applicable law.

EMPLOYMENT AND INCOME

Verified	Source
	Tax Returns
	IRS Form W2
	Payroll Statements
	Financial Institution Records
	Employment related records from your employer (other than a verification of employment)
	Government agency records relating to benefits or entitlements
	Other: Bank Statements program
	Other:

Total monthly income: \$ _____ Estimated monthly income from Assets: \$ _____

HOUSING EXPENSE

Verified	Expense	Monthly Amount
	Monthly Mortgage Payment	\$
	Simultaneous Loan Mortgage Payment	\$
	Property Taxes	\$
	Homeowners Association Dues or Maintenance	\$
	Insurance Premium	\$
	Other:	\$
	Other:	\$
	Other:	\$



ABILITY TO REPAY (ATR) NOTICE

Borrower Name(s): _____ Loan Number: _____

DEBTS

Verified	Debt Obligation	Monthly Amount
	Installment Loan	\$
	Installment Loan	\$
	Installment Loan	\$
	Revolving Charge Account(s)	\$
	Real Estate Loan(s)	\$
	Student Loan(s)	\$
	Automobile Loan(s)	\$
	Other:	\$
	Other:	\$

OTHER OBLIGATIONS

Verified	Obligation	Monthly Amount
	Alimony	\$
	Child Support	\$
	Contingent Liabilities (e.g., mortgage assumption, co-signed obligation)	\$
	Other:	\$
	Other:	\$

The information listed above and in the attachments was provided by you in your application and interview, and/or in third-party records and other documents (such as credit reports and tax records). Based on its consideration of this information, LendingPROS has made a reasonable and good-faith determination that you have the reasonable ability to repay this loan according to its terms.

LendingPROS wants to make sure that the information listed above is correct and complete. LendingPROS is in the business of making loans and collecting loan payments; it has no desire to make a loan that cannot be repaid under the terms of the agreement.

With your signature(s) below, you confirm that:

1. You have read and understand this important Ability To Repay (ATR) Notice, and the information listed above is correct and complete.
2. Your current or reasonably expected income or assets (other than the value of the dwelling and any attached real property) is/are consistent with the information listed above.
3. Your current employment status is consistent with the information listed above and/or attached.
4. Your current housing expenses, debts, and other obligations (including alimony and child support payments) are consistent with the information listed above.
5. You have not applied for or opened any new credit accounts, defaulted on any credit accounts, filed for bankruptcy, or had any judgments entered against you by a court of law.
6. Your living expenses (including expenses for food, clothing, gasoline, health care, and other recurring non-debt obligations) are consistent with the information listed above and in the attached monthly living expenses worksheet.
7. You have not experienced any other changes from the time you signed or otherwise completed the information listed above and in the attached application and monthly living expenses worksheet that would reduce your ability to repay this loan according to its terms.

Borrower Signature

Date

Co-borrower Signature

Date