

One step can make or break your offer - be ready before the opportunity appears.

Section 1: Pre-Approval vs. Pre-Qualification

- Pre-Qualification - based on self-reported info
- No document verification
- Not a lender commitment
- Pre-Approval - full credit and income review
- Verified documents; valid 60-90 days
- Seller-trusted letter that strengthens your offer

Pre-approval turns interest into readiness.

Section 2: Pre-Approval Document Checklist

- Income - 30-60 days of pay stubs; 2 years W-2s/1099s
- Employment - employer info or verification letter
- Tax Returns - last 2 years
- Bank Statements - 2 months, all pages
- Assets - proof of down payment and reserves
- Credit - lender authorization for credit pull
- Debts - list of loans, credit cards, obligations
- ID - driver's license or passport
- Residency - 2 years of addresses or leases

Section 3: Do's & Don'ts

DO:

- Keep employment and income stable
- Maintain balances and respond to lender requests
- Refresh your pre-approval if 90+ days pass

DON'T:

- Open new credit or loans
- Move large sums without documentation
- Change jobs mid-process without notice

Sellers don't gamble - they pick certainty.

Pre-Approval Checklist (Hudson Valley, 2026)

[x] Get pre-approved before you shop - not after you find your home.

I'll connect you with trusted Hudson Valley lenders who can get you ready in 24-48 hours.

By Jeffrey Hoffmann | Douglas Elliman Real Estate