



## FHA Borrower Types Quick Reference Guide

(Case Numbers assigned on and after September 14, 2015)

Borrower Type	Ownership	Liable for Debt	Signature Requirements				Used in Qualifying		
			Application	Note	Mortgage/ Deed of Trust	Contract of sale (Purchase only)	Income	Assets	Debt
<b>Borrower</b>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<b>Co-Borrower</b>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<b>Non-Occupant* Co-Borrower</b>	Yes	Yes	Yes	Yes	Yes	Yes	Yes*	Yes	Yes
<b>Co-Signer*</b>	No	Yes	Yes	Yes	No	No	Yes	Yes	Yes
<b>Co-Mortgagor</b> (family member only)	Yes (title only)	No	Yes	No	Yes	No	No	No	No
<b>Non-Borrowing/ Non-Purchasing Spouse</b>	No	No	No	No	Yes	No	<b>Non-community property states</b>		
							No	No	No
							<b>Community property states**</b>		
							No	No	Yes

\* Non-occupant co-borrower income subject to:

- Must be U.S. citizen or have a primary residence in the U.S. (non-permanent residence ineligible)
- Income cannot be used for qualifying on cash-out transactions **and** on a manual underwrite when the occupying borrower does not have a credit score.
- Maximum 75% LTV (1-4 units) unless family member; if NOCB is a family member 96.50% LTV allowed on 1-unit primary residence.

\*\* Community property states: Arizona, California, Idaho, Louisiana, Nevada, New Mexico, Texas, Washington, and Wisconsin. Non-borrowing/purchasing spouse requirements in community property states:

- All debts of the non-borrowing/purchasing spouse, with the exception of disputed derogatory accounts, are included in the DTI calculation of the borrowing spouse.
- Must complete and sign SSA-89 Authorization for the Social Security Administration to Release Social Security Number Verification when their SSN appears on the credit report
- In the event the non-borrowing spouse does not have a SSN, the credit report must contain their name, date of birth, and residential address for previous 2-years.