



A division of Homebridge Financial Services, Inc.

Bulletin 21-07

Enhancements to Government Transactions

Homebridge is pleased to announce we are removing the credit score and DTI overlays to FHA, VA, and USDA transactions implemented due to COVID-19

Credit Score

- The new minimum credit score for **all** FHA, VA, and USDA transactions, including NCQ Streamlines and IRRRLs, is 620 (previously 640)
- Transactions with a credit score of 620-639 the following now applies:
 - Refinance transactions **eligible** (previously purchase only)
 - An "Approve/Eligible" AUS finding is **no longer required**; manual underwriting is now eligible (previously manual was ineligible)
 - Gift funds are **eligible** for down payment and/or any required reserves, if applicable (previously gift funds ineligible)

DTI Requirements

DTI requirements, as applicable, are now per FHA, VA, or USDA guidelines. The three (3) months liquid cash reserve requirement for credit scores 640-659 **has been removed**

The Homebridge FHA, VA, and USDA guidelines have been updated and posted on the Homebridge website at www.HomebridgeWholesale.com

If you have any questions, please contact your Account Executive