

Bulletin 21-08

DACA Status Individuals Now Eligible for FHA Loans

FHA announced in FHA INFO #21-04, issued January 20, 2021, that individuals classified under the Deferred Action for Childhood Arrivals” (DACA) program are eligible for FHA mortgages subject to specific requirements.

DACA Status Borrower Requirements

DACA status individuals are eligible for an FHA loan subject to the same requirements as a non-permanent resident alien:

- The subject property will be the borrower’s primary residence, **and**
- The borrower has a valid social security number (does not apply to borrowers employed by the World Bank, a foreign embassy, or equivalent employer identified by HUD), **and**
- The borrower is eligible to work in the United States. An Employment Authorization Document (EAD) issued by the United States Citizenship & Immigration Service (USCIS) **is required** as evidence of eligibility, **and**
- The borrower meets all other requirements, terms, and conditions that apply to U.S. citizens (i.e. the borrower meets all other FHA underwriting requirements)

EAD Requirements

- If the EAD will expire within one year **and** a prior history of residency status renewals exists, continuance will be assumed, and no further action required
- If the EAD will expire within one year and there are no prior renewals, Homebridge must determine the likelihood of renewal based on information obtained from the USCIS

DACA status borrowers are eligible for both pipeline transactions and new submissions effective immediately.

Homebridge has updated the FHA program and FHA Streamline guidelines to include DACA status individuals as eligible borrowers and posted them on the Homebridge website at www.HomebridgeWholesale.com

If you have any questions, please contact your Account Executive