

FHA Borrower Types Quick Reference Guide

	Ownership	Liable for Debt	Signature Requirements				Used in Qualifying		
Borrower Type			Application	Note	Mortgage/ Deed of Trust	Contract of sale (Purchase only)	Income	Assets	Debt
Borrower	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Co-Borrower	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Non-Occupant* Co-Borrower	Yes	Yes	Yes	Yes	Yes	Yes	Yes*	Yes	Yes
Co-Signer	No	Yes	Yes	Yes	No	No	Yes	Yes	Yes
Co-Mortgagor (family member only)	Yes (title only)	No	Yes	No	Yes	No	No	No	No
Non-Borrowing Spouse**	No	No	No	No	Yes	No	Non-community property states		
							No	No	No
							Community property states		
							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
- If the non-occupant co-borrower is married and living in a community property state, the requirements below apply

** Non-borrowing spouse requirements in community property states:

- A credit report is required for a non-borrowing spouse when:
 - **The borrowers reside in a community property state (including non-occupant co-borrowers), OR**
 - **The subject property is located in a community property state**
- When a credit report is required for the non-borrowing spouse, the following applies:
 - All debts of the non-borrowing spouse, with the exception of disputed derogatory accounts, are included in the DTI calculation of the borrowing spouse unless specifically excluded by state law (see guides for complete debt requirements)
 - 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.
 - **Community Property States:** Arizona, California, Idaho, Louisiana, Nevada, New Mexico, Texas, Washington, and Wisconsin.