



Single Family Lending Program Bulletin

October 26, 2020

Program Bulletin #2020-10

To: CalHFA Approved Lenders

Maximum Debt-to-Income Ratio for All Borrowers Increasing to 45%

Effective for all loans rate locked on or after November 2, 2020, the maximum total Debt-to-Income (DTI) ratio cannot exceed 45.00%, regardless of the automated underwriting decision or compensating factors. Loans rate locked prior to November 2nd will be subject to the existing maximum DTI of 43.00%

Please refer to each first loan’s [Program Handbook](#) for acceptable automated underwriting system (AUS) decisions.

CalHFA First Mortgage Loan Program	Maximum Debt-To-Income (DTI) Ratio
FHA Manually Underwritten First Mortgage Loans	43.00%
All other CalHFA First Mortgage Loans	45.00%

Reminder: Mortgage Credit Certificates (MCCs) may not be used for credit qualifying purposes.

For questions about this bulletin, contact CalHFA Single Family Lending Division by phone at 916.326.8033 or by email at SFLending@calhfa.ca.gov. Plus, you can always visit CalHFA’s website at www.calhfa.ca.gov or Single Family Lending directly at www.calhfa.ca.gov/homeownership.