



Single Family Lending Program Bulletin

January 19, 2022

Program Bulletin #2022-02

To: CalHFA Approved Lenders

Updated Minimum Credit Score Requirements for All Borrowers

Effective for all loans reserved and rate locked on or after February 1, 2022, the credit score for each borrower must follow the new minimum credit score requirements:

CalHFA First Mortgage Loan Program	Minimum Credit Score
<ul style="list-style-type: none"> • CalHFA Conventional and CalPLUS Conventional Loans <ul style="list-style-type: none"> ○ Income greater than 80% AMI* ○ Income less than or equal to 80% AMI* 	680
	660
<ul style="list-style-type: none"> • CalHFA VA, CalHFA USDA, CalHFA FHA and CalPLUS FHA Loans <ul style="list-style-type: none"> ○ CalHFA FHA and CalPLUS FHA Loans <ul style="list-style-type: none"> ▪ Manually underwritten ▪ Manufactured housing 	640
	660

*Using the [Fannie Mae Lookup Tool](#)

All borrowers must meet the minimum representative credit score requirement. The middle score of the lowest-scoring borrower should be used to determine eligibility:

- If a tri-merged credit report is used, use the middle score
- If a merged credit report only returns two scores, use the lower score
- If a merged credit report only returns one score, that score must be used

Borrowers with no credit score are not permitted

Non-traditional credit is not accepted

For questions about this bulletin, contact CalHFA Single Family Lending Division by phone 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.

CalHFA thanks you for your business and we look forward to continuing to support your affordable housing loan needs.