

Single Family Lending Program Bulletin

June 06, 2022

Program Bulletin #2022-07

To: CalHFA Approved Lenders

Updates to the Maximum DTI

Effective for all loans reserved and rate locked on or after June 13, 2022, CalHFA will be increasing the maximum Debt-to-Income (DTI) ratio to 50.00% with the following qualifications:

- Credit Score: ≥ 700
- No Manual Underwriting or manual downgrades allowed
- Automated Underwriting only
 - Conventional Loans must be submitted through Fannie Mae's Desktop Underwriter[®] (DU[®]) and receive an "Approved/Eligible"
 - FHA and VA loans must be submitted through Fannie Mae's Desktop Underwriter[®] (DU[®]) and receive an "Approved/Eligible" or Freddie Mac's Loan Prospect Advisor (LPA) and receive an "Accept" recommendation
 - USDA loans must be submitted through Guaranteed Underwriting System (GUS) and receive a recommendation of "Accept/Eligible" only
- Properties with Manufactured Homes are capped at 45.00% DTI
- Credit scores < 700 are capped at 45.00% DTI

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.