

Housing History – payment history is inclusive of all liens regardless of position, as well as all occupancy types.

- AUS Approved loans – Credit evaluated by AUS, subject to clear CAIVRS, LDP and GSA search results
 - ◆ Housing (Mortgage/Rental) Delinquencies - Loans will be ineligible if there is one or more housing (mortgage/rental) delinquency that is 3x30, 1x60, 1x90, 1x120, 1x150 days or greater reported within 12 months of the date of the credit report
- AUS Refer and manually underwritten loans
 - ◆ FHA Credit Standards apply, subject to clear CAIVRS, LDP and GSA search results.
 - ◆ For purchase transactions: 12-month housing payment (mortgage/rental) history via a credit report, cancelled checks or VOM to reflect no more than 0 x 30 in the previous 12 months.

Payment History on Housing Obligations (Manual)

The Mortgagee must determine the Borrower's Housing Obligation payment history through:

- the credit report.
- verification of rent received directly from the landlord (for landlords with no Identity of Interest with the Borrower);
- verification of Mortgage received directly from the mortgage servicer; or
- a review of canceled checks that cover the most recent 12-month period.

The Mortgagee must verify and document the previous 12 months' housing history:

- For Borrowers who indicate they are living rent-free, the Mortgagee must obtain verification *from the property owner where they are residing* that the Borrower has been living rent-free and the amount of time the Borrower has been living rent free.

- A Mortgage that has been modified must utilize the payment history in accordance with the modification agreement for the time period of modification in determining late housing payments.

**** FSB will require proof that mortgages are current at time of closing. This can be supplied to underwriting with one of the following options:**

- Credit Supplement
- New Payoff statement
- Online printout showing payment made for the current month due

If more than one of these items are supplied and they have conflicting information, further conditions may apply.

Derogatory credit paid within the last 24 months will be reviewed with more weight by the underwriter. Overall credit will be reviewed to establish the borrower's willingness and ability to pay. The underwriter will analyze the credit information and determine the risk factors involved in the final decision.