



Minimum Credit Score Requirements

Please note that derogatory event waiting period is defined as “from event date to the new loan case number order date”.

Valid Social Security Number

- The mortgagee must document and validate for each borrower their valid social security number.

Please note FHA/HUD views all events as separate from other occurring events and waiting periods are from the last occurring event.

Minimum Decision Credit Score (MDCS)

A minimum decision credit score is determined for each borrower. Where the loan involves multiple borrowers, select the lowest minimum decision credit score for all borrowers. Where the loan involves multiple borrowers and one or more of the borrowers do not have a credit score (non-traditional or insufficient credit), use the lowest minimum decision credit score of the borrower(s) with credit score(s). If the borrower’s MDCS is at or above 600 then the borrower is eligible for maximum financing.

**FSB reserves the right to require ANY collection, judgement, or debt to be paid that might have a future effect on our first lien position or the borrower’s ability to repay the loan. This includes collections or charge offs that are outside of 12 months look back.