



FHA Program (203b)

revised 05/03/2022

Liabilities – General Guidelines

True co-signed (guarantor) accounts do not have to be included in the debt if underwriter verifies both 12 months on time history and that the payments are being made by the primary obligor. Any pay history reflecting less than 12 months will not allow for the removal of this debt from the ratios.

If the credit report does not reflect a monthly payment on any open revolving account, then mortgagee must use the payment shown on the current account statement or 5% of the outstanding balance.

Lease payments (particularly auto leases) should typically be included in the DTI regardless of the remaining term