



# WHOLESALE ANNOUNCEMENT 2022-50

September 30, 2022

## FHA Minimum Credit Score Reduction



### Effective Date

Loans locked on or after September 30, 2022

### Summary:

FCM has lowered the minimum credit score on AUS approved loans to 580.<sup>1/2</sup>

<sup>1</sup> Manually underwritten loans will continue to require a minimum credit score of 600

<sup>2</sup> High Balance will continue to require a minimum credit score of 620.

FHA		
Primary Residence Only		
Loan Purpose	Minimum Credit Score <sup>1</sup>	Maximum LTV/CLTV
Purchase	580	96.5% / 105%
Rate/Term	580	97.75% / 97.75%
Cash-out	580	80% / 80%
Primary and Investment Properties		
Streamline Refinance	580	100% / 125%
<sup>1</sup> Minimum Credit Score is 580 with AUS Approval/Eligible, Minimum Credit Score for Manual Underwriting is 600 <sup>1</sup> FHA High Balance loans require a minimum credit score of 620 FHA Cash-out Max LTV/CLTV of 80% is effective for case numbers ordered on or after September 1, 2019		

**FHA agency guidelines and FCM overlays apply**

Should you have any questions, please reach out to your Account Executive or Client Manager

