

FHA Guideline Changes

The following changes to Reunion Mortgage's FHA requirements are effective immediately, in response to investor changes:

- Minimum credit score increased from 620 to 640 (FHA Jumbo remains at 660)
- Assets must be documented with at least 2 months of bank statements, regardless of DU requirements for lesser documentation
- All Streamline Refinances require a verbal VOE
- All Streamline with Appraisal must pass Reunion's Appraisal Review process

Existing approved and locked loans with credit scores < 640 will be honored. All other loans, including approved and unlocked loans, must meet the other three new requirements.

Five additional Streamline Refinance requirements will be effective later this month, beginning with Case Assignments on November 17, 2009 ([FHA Mortgagee Letter 2009-32](#)):

- New loan amount calculation
- Seasoning – 6 months of payments
- Net Tangible Benefit requirement
- Employment Verification
- Asset Verification

The following FHA appraisal changes will be effective beginning with Case Assignments on January 1, 2010:

- All FHA appraisals must be ordered through Reunion's Appraisal Management Company ([FHA Mortgagee Letter 2009-28](#))
- FHA appraisals will be valid for 120 days, reduced from 180 days ([FHA Mortgagee Letter 2009-30](#))

Click to view the complete [FHA Fixed and ARM Product Guidelines](#).

If you have any questions, please contact your Account Executive or branch.