

2019 UNDERWRITING OVERLAYS

VA - 580	NO OVERLAYS!!
CONVENTIONAL	NO OVERLAYS!! Follow AUS Findings
USDA - 620	NO OVERLAYS!!
FHA MIDDLE SCORE 639-600	<p>Debt ratios over 50% must have a minimum of 1 HUD compensating factor. One of the following:</p> <ul style="list-style-type: none">• 3 months verified and documented cash Reserves• minimal increase in housing payment• residual income.
FHA MIDDLE 599-580	<ul style="list-style-type: none">• Housing verification required 12 months with no late payments• No late payments in the last 12 months on all verified trade lines• 2-year employment history with no gaps in employment• Debt ratios over 31/43% must follow HUD compensating factor guidelines

FHA ALLOWABLE COMPENSATING FACTORS

RATIOS 34/47%

One of the following:

- 3 months verified and documented cash Reserves
- Minimal increase in housing payment
- Residual income

RATIOS 40/50%

- 3 months verified and documented cash Reserves
- Minimal increase in housing payment
- Significant additional income not reflected in Effective Income
- Residual income



Should you have any questions regarding this, please don't hesitate to contact Nicole Giese at 262-957-8905 or by email at ngiese@gogsf.com.