Effective immediately .... Conventional lending just got a whole lot easier!

August 19, 2016

Minimum Credit Score Enhancement on Conventional Loans

The HFA Division is excited to announce that we have **reduced** our minimum credit score requirement!

The minimum credit score for all Conventional loans has been reduced to **640**. All HFA Division approved lenders may begin originating and underwriting Conventional loans with a minimum 640 credit score with LTV's up to 97%.

U.S. Bank credit policy for all Conventional loans requires:

- 640 minimum credit score
- 45% maximum debt to income ratio
- 30 year terms only

The minimum credit score and maximum LTV requirements remain in effect for condominiums, manually underwritten loans and Fannie Mae HFA Preferred Risk Share.

Important Reminders:

- Lenders must adhere to all U.S. Bank policies and guidelines, including the HFA Division Lending Guide, Agency, and HFA program guidelines.
- Lenders are responsible for verifying and following all HFA program specific requirements including the minimum FICO requirements for the specific program. The more restrictive FICO requirements must be followed.

Please refer to the [HFA Division Lending Guide](hfa.usbank.com) for information regarding the delivery and funding of loans through the HFA Division. From the home page, select "U.S. Bank Lending Manuals", then "Continue". If you experience problems accessing the guide you may need to temporarily allow pop-ups or add AllRegs as a favorite.

If you have questions regarding this Lender Operations Update, please contact the HFA Hotline at 800-562-5165, Option 2. We appreciate your continued partnership.