



**TO: All FHA-Approved Mortgagees;
All Other Stakeholders in FHA Transactions**

NEWS AND UPDATES

Single Family Housing Policy Handbook 4000.1 Update Published Today

Today, the Federal Housing Administration (FHA) published the quarterly update to its *Single Family Housing Policy Handbook 4000.1* (SF Handbook). Revisions include updated policy guidance, clarifications, corrections, and additions to SF Handbook Section I (*Doing Business with FHA*), Section II (*Origination through Post-Closing/Endorsement*), and Section V (*Quality Control, Oversight and Compliance*). Today's publication includes:

- Updated definition of Minimum Decision Credit Score to address application of a median score;
- Clarification of the definition for Net Tangible Benefit, and the addition of a definition for Reduction in Term in the *Streamline Refinances* section; and
- Clarification of the incident end date policy for when inspections may be performed for properties located in Presidentially-Declared Major Disaster Areas (PDMDAs).

All stakeholders in FHA transactions should review and become familiar with the changes outlined in the SF Handbook Transmittal — available on HUD's Client Information Policy Systems' ([HUDCLIPS](#)) Housing Handbooks web page. While the PDF version of the SF Handbook is available today, the online version will be updated in the coming days. For reference, a version of the SF Handbook with text changes noted is also available and can be accessed from the [SF Handbook Information Page](#).

Effective Dates

- Changes identified in the Transmittal that are incorporating previously published Mortgagee Letters are effective as previously announced in the corresponding Mortgagee Letter.
- Changes identified in Section II.A. Title II Insured Housing Programs Forward Mortgage may be implemented immediately, but must be implemented for mortgages with case numbers assigned on or after September 9, 2019.
- All other changes reflected in the Transmittal may be implemented immediately, but must be implemented no later than September 9, 2019.

Updates to Supplemental Documents

Concurrent with the release of the updated SF Handbook 4000.1, an updated *Appraisal Report and Data Delivery Guide*, and updated Single Family Default Monitoring System codes were also released today. Both documents are available on the [SF Handbook Supplemental Documents](#) web page and are effective September 9, 2019.

Quick Links

- Review the July 10, 2019, SF Handbook 4000.1 Transmittal at:
http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/handbooks/hsggh
- Access the online and/or portable document format SF Handbook 4000.1 from HUDCLIPS Housing Handbooks web page at:
http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/handbooks/hsggh
- View the SF Handbook Supplemental Documents at:
https://www.hud.gov/program_offices/housing/sfh/handbook_references
- View the redline version of the SF Handbook at:
https://www.hud.gov/program_offices/housing/sfh/handbook_4000-1

Resources

Contact the FHA Resource Center:

- Visit our online knowledge base to obtain answers to frequently asked questions 24/7 at:
www.hud.gov/answers.
- E-mail the FHA Resource Center at: answers@hud.gov. Emails and phone messages will be responded to during normal hours of operation, 8:00 AM to 8:00 PM (Eastern), Monday through Friday on all non-Federal holidays.
- Call 1-800-CALLFHA (1-800-225-5342). Persons with hearing or speech impairments may reach this number by calling the Federal Relay Service at 1-800-877-8339.

FHA INFO Archives:	Visit the FHA INFO Archives to access FHA INFO messages issued from 2012 to the present.	
Subscribe/Unsubscribe Instructions:	To subscribe to the Single Family FHA INFO mailing list you can use this link: FHA INFO or send a request by email to: answers@hud.gov Bulk subscriptions: To sign up your entire office or a large group, send the list of email addresses (in the format below) to: answers@hud.gov aaa@xyz.com bbb@xyz.com ccc@xyz.com To Unsubscribe follow the unsubscribe instructions on that page.	
Resource Links:	FHA Archived Webinars Career Opportunities Contracting Opportunities Events & Training FHA Forms	Foreclosure Assistance Grant Opportunities HUD Homes - Property Listings HUD.gov Making Home Affordable

[FHA Homeownership Centers](#)

[Presidentially-Declared Major
Disaster Areas](#)

[FHA Mortgagee Letters](#)

[Visit our Single Family Home Page](#)



We hope that you will want to continue receiving information from HUD.

We safeguard our lists and do not rent, sell, or permit the use of our lists by others, at any time, for any reason.

Connect with HUD on [Social Media](#) and follow Secretary Carson on [Twitter](#) and [Facebook](#).