

From: Mayer, Jerrold H
Sent: Friday, August 16, 2013 3:44 AM
To: 'SF-HOUSING-COUNSELING-L@hudlist.hud.gov'
Subject: New FHA Mortgagee Letter 13-26 - Back to Work - Extenuating Circumstances

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New FHA Mortgagee Letter 2013-26 - Back to Work - Extenuating Circumstances:

As part of an ongoing effort to expand access to mortgage credit for families impacted by the recent financial crisis, FHA is providing guidance for underwriting borrowers credit who, but for economic circumstances brought on by the crisis, would be creditworthy. These policy announcements provide greater clarity and flexibility to lenders encouraging them to consider additional factors when evaluating a borrower's credit, ultimately supporting the recovery of the housing market and the economy. All applicants for this program must complete pre-purchase counseling from a HUD-approved housing counseling agency at least 30 days prior to submitting their application for a loan. Today, FHA provides policy guidance outlined in the following Mortgagee Letter and Housing Notice::

FHA Mortgagee Letter 13-26
Housing Notice 13-22
Published: August 15, 2013
Subject: Back to Work - Extenuating Circumstances

This Mortgagee Letter (ML) provides guidance on minimum underwriting standards and guidelines for evaluating the credit of borrowers who have experienced an economic event related to job loss or reduced household income during the recent financial crisis. Because of these recent Recession-related periods of financial difficulty, borrowers' credit may have been negatively affected. FHA recognizes the hardships faced by these borrowers, and that their credit histories may not fully reflect their true ability or propensity to repay a mortgage.

Housing counseling is an important resource for both first-time home buyers and repeat home owners. Housing counseling enables borrowers to better understand their loan options and obligations and assists borrowers in the creation and assessment of their household budget, accessing reliable information and resources, avoiding scams, and being better prepared for future financial shocks, among other benefits to the borrower. For additional details related to housing counseling, refer to FHA Housing Notice 13-22 also issued today.

To see all FHA Mortgagee Letters visit: <http://bit.ly/HUDml>

To see all Housing Notices

visit: http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/notices/hsg

Bulk subscriptions:

Some housing counselors have asked, "How do I sign up my entire agency staff for housing counseling listserv updates?" It is easy... Just list your staff email addresses like this:

aaa@xyz.com

bbb@xyz.com

ccc@xyz.com

You can send in one email address or your entire agency. Email your list to: jerrold.h.mayer@hud.gov

If you have a housing counseling industry friend who you want to subscribe to this listserv, there are 3 other ways to sign up: 1. send them this link: http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/hcc/ohc_listserv they can sign up for the listserv there; or 2: forward them this email; or 3: Visit: <http://www.usa.gov> and subscribe at: <http://apps.gsa.gov/FirstGovCommonSubscriptionService.php> To unsubscribe - go to: <http://portal.hud.gov/portal/page/portal/HUD/subscribe/maillinglist> and click on "Housing Counseling" and follow the unsubscribe instructions on that page.

Some Helpful Links for Housing Counselors:

HUD Housing Counseling: www.hud.gov/housingcounseling

"The Bridge" is the HUD Office of Housing Counseling Newsletter; read archived issues on-line at:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/hcc/ohc_bridge

Housing Counseling Listserv archive:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/hcc/ohc_msg

Events & Training Calendar:

http://portal.hud.gov/hudportal/HUD?mode=disppage&id=OHC_TRAINING

Contracting Opportunities:

http://portal.hud.gov/portal/page/portal/HUD/program_offices/cpo

Career Opportunities: <http://www.usajobs.gov>

Grant Opportunities:

http://portal.hud.gov/portal/page/portal/HUD/program_offices/administration/grants/fund_savail

Presidentially Declared Disaster Areas:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/nsc/disaster

Foreclosure Assistance:

http://portal.hud.gov/hudportal/HUD?src=/i_want_to/talk_to_a_housing_counselor

Making Home Affordable: <http://www.makinghomeaffordable.gov/pages/default.aspx>

Freddie Mac Housing Professionals Resource

Center: <http://www.freddiemac.com/corporate/housingpros/>

This list will often provide training opportunities and event announcements for non-profit and local government HUD Housing Counseling partners. HUD does not endorse the organizations sponsoring linked websites, and we do not endorse the views they express or the products/services they or their community/business partners offer. For more information on HUD's web policies please visit:

<http://www.hud.gov/assist/webpolicies.cfm>

Thank you!!!!