

January 9, 2014

FHA SINGLE FAMILY HOUSING



NEWS

NEWS AND UPDATES

TO: All FHA-Approved Mortgagees

TOTAL Mortgage Scorecard “Ineligible” Recommendation Due To Loan Amount

Mortgagee Letter 13-43 established new loan limits for case numbers assigned on or after January 1, 2014. FHA is aware that lenders may be receiving “Ineligible” AUS findings when they submit a loan with a loan amount higher than the new loan limits, even though the loan amount is valid based upon a case number assignment date prior to January 1, 2014. Lenders should be advised that the AUS is not able to determine the case number assignment date for the determination of applicable loan limits. FHA is assessing the situation and working with its AUS vendors to provide a solution. Additional details will be provided at such time modifications to the systems are made.

Please note that the correct loan limits are currently being applied in FHA Connection, and the “Ineligible” recommendation returned from the AUS vendor does not affect the insurability of loans through this system.

Please refer to the following guidance from our [TOTAL Mortgage Scorecard User's Guide](#) for loans that receive an “Ineligible” finding:

Loans that receive a recommendation of Accept/Ineligible may still be eligible for FHA insurance. To achieve eligibility status, the lender must analyze the feedback certificate and determine if the reason for the ineligibility is one that can be resolved in a manner that complies with FHA underwriting requirements. The lender must document the circumstances or other reasons that were evaluated in making the decision to approve the loan in the remarks section of the Loan Transmittal and Underwriting Summary (HUD-92900-LT). The lender is not required to re-underwrite the entire loan; however, the lender must address each reason the loan received an “ineligible” recommendation with documentation and provide an explanation for the reason why the transaction is now eligible for FHA insurance. Loans that receive a recommendation of Accept/Ineligible will receive the benefit of all other Accept documentation and credit policy.

The applicable loan limits can be determined using the [FHA Mortgage Limits](#) webpage.

RESOURCE INFORMATION

LISTSERV ARCHIVE PAGE:	Departmental web site. Currently the archives include messages from calendar year 2013 and a portion of calendar year 2012. To view messages sent by fhainfo@hud.gov and previously by jerrold.mayer@hud.gov , please visit the following site: FHA INFO Listserv Archive														
HAVE FHA QUESTIONS?	For FHA technical support, please search the FHA Frequently Asked Questions site or contact the FHA Resource Center by email at: answers@hud.gov or by telephone toll-free between 8:00 AM & 8:00 PM ET at: (800) CALLFHA or (800) 225-5342.														
SUBSCRIBE/UNSUBSCRIBE INSTRUCTIONS:	<p>To subscribe to the FHA Single Family Housing News mailing list you can use this link: SFH News or send a request by email to: answers@hud.gov.</p> <p>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</p> <p>aaa@xyz.com bbb@xyz.com ccc@xyz.com</p> <p>To Unsubscribe follow the unsubscribe instructions on that page.</p>														
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