

FHA Adds Consideration of Positive Rental Payment History for First-Time Homebuyer Eligibility Assessments

Today, the Federal Housing Administration (FHA) published [Mortgagee Letter \(ML\) 2022-17, Consideration of Positive Rental Payment History for First-Time Homebuyers in Forward Mortgage Purchase Transactions](#). This ML updates FHA's Technology Open To Approved Lenders (TOTAL) Mortgage Scorecard to include a borrower's positive rental payment history as part of the credit risk analysis when applying for FHA-insured financing.

Using rental payment history promotes a more complete credit evaluation, which in turn can expand homeownership opportunities to first-time homebuyers who could have an improved credit score if such information were included in the credit reporting data. Today's ML allows lenders to assess a first-time homebuyer's rental payment history and indicate a positive rental payment history in the TOTAL Mortgage Scorecard.

This guidance may be implemented for TOTAL scoring events on or after October 30, 2022, and for case numbers assigned on or after September 20, 2021, allowing lenders to implement the guidance on existing pipeline cases without the need to obtain a new case number. Updates will be incorporated in a future version of the [Single Family Housing Policy Handbook \(Handbook 4000.1\)](#).