

SFH Guaranteed Origination

December 19, 2024

Update to Seasoning Period for Refinance Transactions

Understanding the important role refinance transactions have in ensuring borrowers are able to maintain affordable mortgage financing, Rural Development has reduced the seasoning period required before a loan is eligible to be refinanced within the Single-Family Housing Guaranteed Loan Program (SFHGLP). Effective immediately, the following guidelines apply to all SFHGLP refinance transactions:

- The existing USDA loan being refinanced must have closed at least 180 days prior to the request for Conditional Commitment.
- The existing USDA loan being refinanced must have a mortgage payment history which does not reflect a delinquency greater than 30 days within the previous 180 day period.
- All other refinance requirements described in [HB-1-3555, Chapter 6](#)

Handbook revisions to reflect these new guidelines are in process, however, the updated requirements may be implemented immediately.