



MLBWHOLESALE
Making Lives Better

USDA Home Financing

www.MLBWholesale.com

🏠 NMLS #1101220



Why **USDA** Matters

Homeownership isn't limited to big cities.

USDA financing helps:

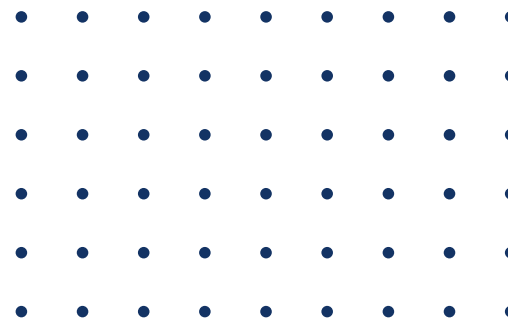
- Finance up to 100%
- Expand your eligible borrower pool
- Reach underserved communities
- Differentiate yourself

USDA loans aren't just "farm loans". Millions of suburban communities qualify.





USDA at a Glance



Available for Purchase, Rate/Term & Streamlined Assist Refinance

- Up to **100%** financing
- USDA Guarantee Fee may be financed
- Minimum **550 FICO** (subject to UW requirements)
- Max 29%/41% DTI (Up to 32% with 680+ FICO)
- Maximum loan amount based on qualifying ratios and county income limits
- Mortgage history requirements:
 - **0 x 30** during previous **12 months**





Acceptable Property Types

- 1 unit Owner Occupied only
- Existing homes or New Construction
- Manufactured Homes
 - Singlewide or Multi-width
- FHA approved Condos
- Planned Unit Developments (PUDs)





USDA Guarantee Fees

Current USDA Fees

Fee	Amount
Upfront Guarantee Fee	1.00%
Annual Fee	0.35%

- Upfront Fee can be financed
- LTV may exceed 100% only because of the financed guarantee fee



USDA Guaranteed Underwriting System (GUS)

The Guaranteed Underwriting System (GUS), is USDA's automated underwriting system for submitting and processing Rural Development Single Family Housing Guaranteed Loans.

GUS allows lenders to electronically process loan applications and submit those applications to the Agency.

In order to release findings to MLB, request GUS Sponsorship [here](#)

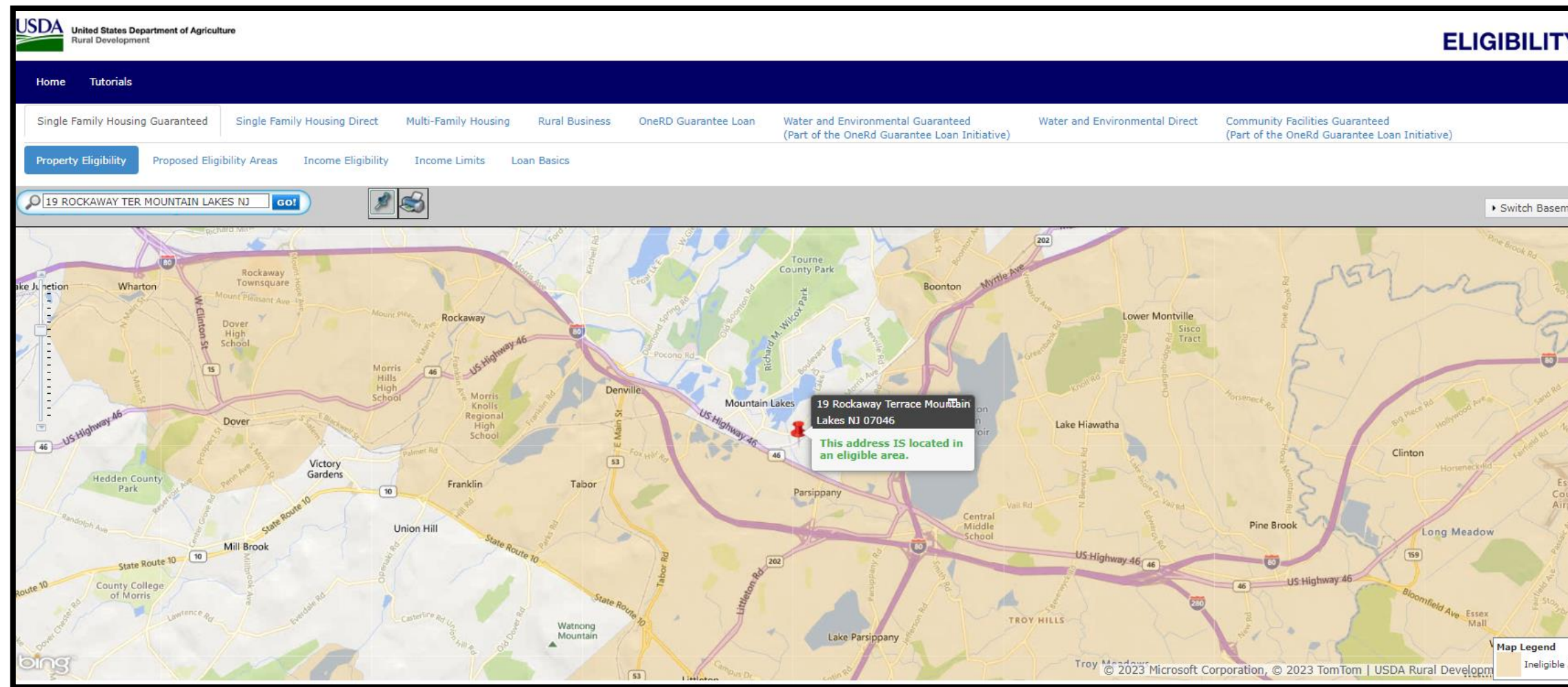
If you do not have access to GUS, MLB can assist with running the findings



USDA Property Eligibility

Properties must be located in a USDA eligible area to receive USDA Guaranteed Financing.

Property Eligibility can be confirmed [here](#)



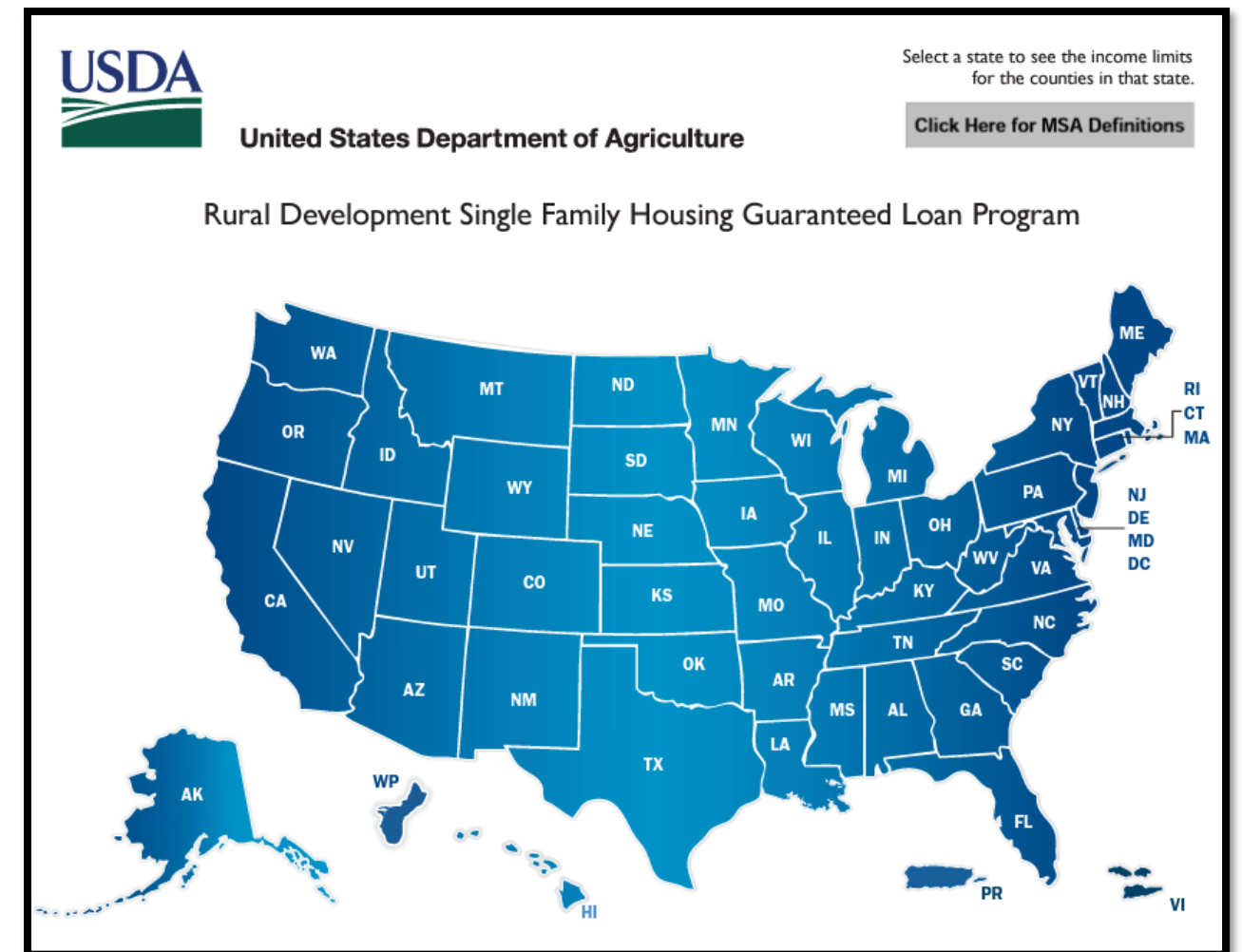


USDA Income Limits

USDA uses household income for qualifying. The collective income may not exceed the Rural Development limit for the subject property area.

Income limits can be found [here](#)

Income Eligibility can also be determined using the Single Family Housing Income Eligibility Calculator [here](#)





USDA MANUAL UNDERWRITING

Minimum FICO: **550**

GUS: **Refer or Refer with Caution**

Max DTI: **29%/41% DTI (Up to 32% with 680+ FICO)**

Housing/Installment: **0x30 in the last 12 months**

Revolving: **0x30 in the last 12 months**

No recent collections/charge-offs (12 months)

Tax liens/judgements: **paid or formal plan**

Chapter 7 & 13: **36 months**

Foreclosure/DIL: **36 months**





USDA NO-FICO REQUIREMENTS

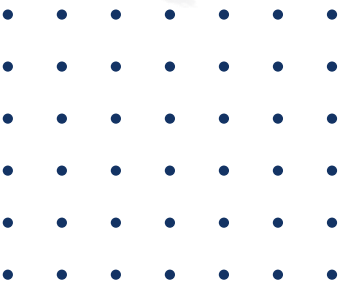
USDA allows borrowers with no usable credit score to use nontraditional credit, such as rent, utilities, insurance, cell phone, or other recurring payment history. Files must be well-documented, and rent history is especially important when building the borrower's credit profile.

Key Takeaways

- Primary Residence only
- **100% Financing**
- Fixed rate only
- Purchase or limited/no cash out refi
- **29/41 max DTI**
- Refer or Refer with Caution GUS

Payment History

- **3 months reserves required**
- **3+ tradelines required**
- 12 months minimum on-time history
- Stable employment
- Strong Rent History
- Must be \leq **115%** of the area median income
- Must be in a USDA-eligible rural/suburban area



USDA Streamline Assist Overview

Available for borrowers with existing USDA loans.

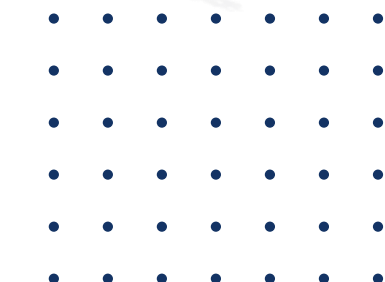
Designed to reduce payments with minimal documentation

Benefits include:

- No appraisal required
- No ratio calculations required
- No GUS required
- Reduced monthly payment

The borrower must receive a payment reduction.

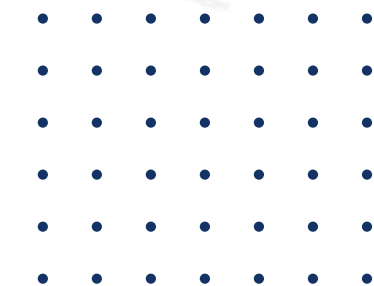




USDA Core Program Requirements

Applies to all USDA refinance options:

- Existing USDA loan required
- Existing loan must be at least **180 days seasoned**
- **Fixed rate | 30-year term**
- Borrower must occupy the property
- No cash-out allowed
- Income and asset documentation must still be obtained
- Properties that became ineligible for USDA remain eligible for refinance.

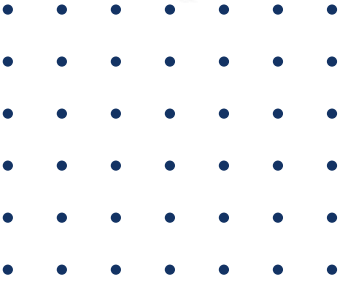


USDA Net Tangible Benefit

USDA Streamline Assist must reduce the borrower's payment

Minimum requirement:

\$50 or greater reduction in the total monthly payment
(Principal + Interest + Monthly Annual Fee)



USDA Maximum Loan Amount & Credit Requirements

Loan amount may include:

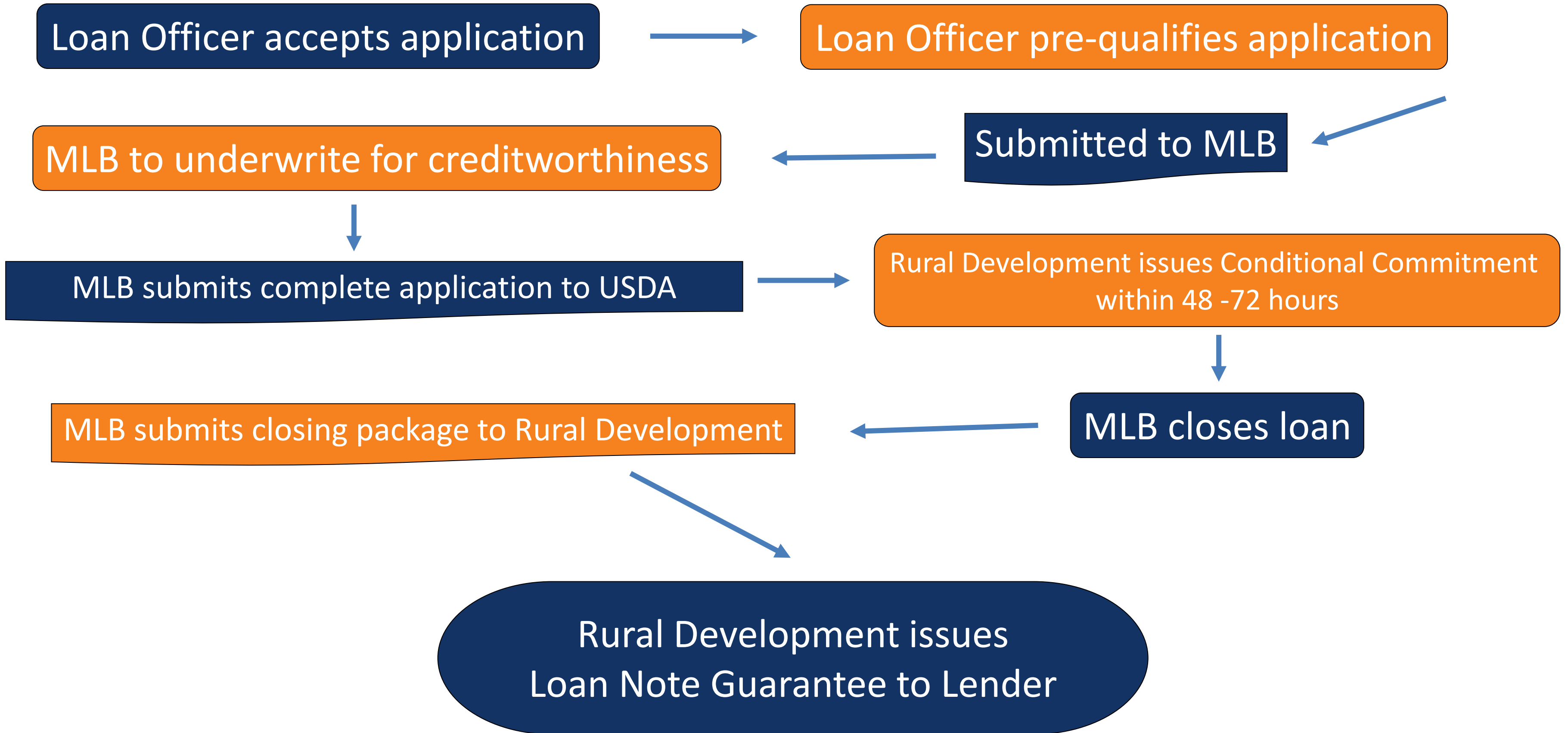
- Outstanding principal & interest balance
- Eligible closing costs
- Up-front guarantee fee

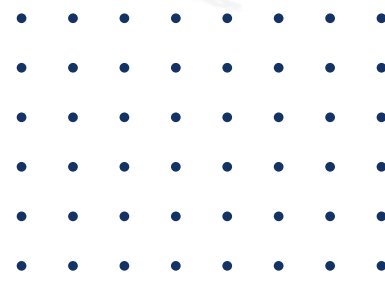
Subsidy recapture **cannot** be included in Streamline Assist loans.

Borrower must:

- Have no defaults in the **previous 180 days**
- Be current on the existing USDA mortgage

Traditional DTI calculations are **not required**.





MLB CertAInty

AI Pre-underwriting at your fingertips

WD9001079408 Skinner (Jonathan Brandao)

Summary Conditions ¹⁵ Income

Loan Amount	Documents Collected	Conditions To Clear
\$75,000	15	15

Loan Application Details

Borrower(s)	Seymour,Skinner	Type	Conventional: Fannie Mae
Application Date	06/03/2026	Closing Date	06/30/2026
FICO	758		

Summary

Seymour Skinner — salaried borrower (Springfield Elementary wages) on

- MISMO vs DU loan amount mismatch (\$75k vs \$750k) — current AUS
- Credit/AUS not in final form — three-bureau merge needed and DU r...
- Income and funds-to-close support is incomplete (current/2-year in... complete bank statement needed if used).

Last processed: 06/15/2026 at 10:54 am EDT

Collected Documents

- AUS Findings - Desktop Underwriter Loan Recommendation

Summary Conditions ¹⁵ Income

Filter by name...

Conditions Overview

15 Outstanding Conditions [Print PDF](#)

Application 2 conditions to clear

- Provide Updated Residential Address History f...
- Resolve Loan Amount Discrepancy Between ...

Assets 2 conditions to clear

- Document Source of \$250,000 Gift Deposit
- Provide Complete Wells Fargo Statement for J...

Credit 1 condition to clear

- Obtain Three-Bureau Credit Report and Resub...

Income/Employment 3 conditions to clear

- Obtain Signed IRS Form 4506-C for Seymour ...
- Provide Current Income Documentation for Sp...

Summary

Seymour Skinner — salaried borrower (Springfield Elementary wages) on a Fannie Mae purchase.

- MISMO vs DU loan amount mismatch (\$75k vs \$750k)** — current AUS can't be relied on until the file is aligned.
- Credit/AUS not in final form** — three-bureau merge needed and DU rerun.
- Income and funds-to-close support is incomplete** (current/2-year income verification & 4506-C; large \$250k gift deposit sourcing and complete bank statement needed if used).

Have questions? Try asking the Loan File Companion:
"Outline the active conditions and how can we resolve them?"

Live Demo & Training Every Day!

Mon, Weds. & Fri. @ 11 am EST



Tues. & Thurs. @ 4 pm EST





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