



RE: DACA Borrowers- FHA Transactions

Date: January 22, 2021

Effective with Loan Applications dated on or after January 19, 2021, the Federal Housing Administration (FHA) is permitting individuals classified under the “Deferred Action for Childhood Arrivals” program (DACA) with the U.S. Citizenship & Immigration Service (USCIS) and are legally permitted to work in the U.S. are eligible to apply for mortgages backed by the FHA.

Other FHA requirements remain in effect for all potential borrowers, including DACA status recipients:

- The property will be the borrower’s principal residence.
- The borrower has a valid Social Security Number (SSN).
- The borrower is eligible to work in the U.S., as evidenced by the Employment Authorization Document “EAD” issued by the USCIS; and the borrower satisfies the same requirements, terms, and conditions as those for U.S. citizens.
- The EAD must have a minimum of one year remaining as of the NOTE DATE, or a prior history of residency status renewal exists & documented in the loan file.

NOTE: DACA Borrowers ARE NOT ELIGIBLE FOR FHA HOUSING BOND LOANS. To date, none of the Housing Bond Authorities have adopted DACA Borrower loan eligibility.