



More Assets.
More Qualifying Income.

IMPROVE YOUR FHA LOAN WITH ASSET DEPLETION

Qualify for an FHA Loan Using Retirement & Asset Distributions

Have significant assets but limited, variable, or non-traditional income? You may still have options for qualifying for an FHA loan by using eligible retirement and investment account assets to help establish qualifying income.

Convert stored wealth into acceptable monthly qualifying income, without forcing to liquidate your portfolio.

HOW DOES IT WORK?

Eligible assets include IRAs, 401(k)s, Keogh accounts, and eligible investment portfolios. Those assets can be reduced by funds needed for the down payment, closing costs, and required reserves. The remaining assets are then divided by the applicable depletion period to determine additional monthly qualifying income.

For example:

$\$200,000 \text{ in eligible assets} \div 360 \text{ months (documented regular distributions)} = \$555 \text{ in additional monthly qualifying income.}$

Available for primary residence purchases and rate-and-term refinances only. Cash-out refinances, streamline refinances, and investment properties are not eligible. Borrowers must provide documentation of eligible assets, including account balances and ownership.

HIGHLIGHTS

- Provides an additional source of qualifying income
- Tailored for High-Net-Worth & Retirees, it can eliminate the issue of low taxable income when qualifying
- No liquidation required, borrowers retain ownership of their assets and investments
- Lowers DTI by adding \$500, \$1,000 or more in qualifying income - overall DTI drops
- Follows applicable FHA guidelines

