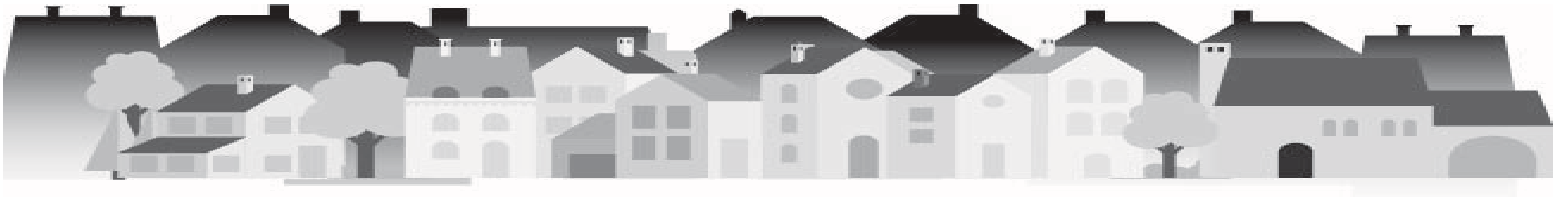
Best Practices Q & A



SC Housing Mortgage Production Program

Eligibility and Post Closing Deficiencies

July 2026

To support timely eligibility determinations and purchase decisions, SC Housing will provide this bulletin on a quarterly basis. The bulletin serves as a best-practice question-and-answer resource to address common deficiencies and offer guidance on corrective actions to facilitate more efficient cure and determination results.

When will my SC Housing loan file or underwriting conditions be reviewed? **(ELIGIBILITY)**	Current initial underwriting turn times are posted daily on the SC Housing Daily Rate Sheet. Underwriting conditions are typically reviewed within **24 hours** of receipt. To avoid processing delays, please submit all requested conditions together in a single submission whenever possible. Partial submissions may extend the review timeframe.
What is the difference between credit qualifying income and SC Housing compliance income? **(ELIGIBILITY)**	Credit qualifying income is calculated in accordance with the applicable insurer or agency guidelines (FHA, VA, USDA, Fannie Mae, Freddie Mac, etc.) and is used to determine the borrower's ability to repay the mortgage loan. SC Housing compliance income is calculated according to the requirements outlined in the SC Housing Program Guide to determine program eligibility and verify that the borrower does not exceed the applicable household income limits. Because these calculations serve different purposes and follow different requirements, the income amounts may differ. For additional guidance on calculating SC Housing compliance income, including calculation requirements and examples, refer to the **SC Housing ProgramGuide** available on the **Lender Resources** page at **SCHousing.com**.
Are lenders required to qualify VA borrowers who are eligible for a property tax exemption using a payment that includes property taxes? **(ELIGIBILITY)**	Lenders must qualify veterans who are eligible for a property tax exemption using a mortgage payment that includes property taxes. This helps ensure the borrower has the ability to repay the loan if the property tax exemption is delayed, not granted, or otherwise unavailable after closing.

Do SC Housing programs have overlays in addition to FHA, VA, USDA, Fannie Mae, Freddie Mac, and AUS guidelines? **(POST CLOSE)**	Yes. In addition to the applicable FHA, VA, USDA, Fannie Mae, Freddie Mac, and AUS guidelines, SC Housing has program-specific overlays that lenders must follow. These requirements are available in the **Lender Resources** section of the SC Housing website. Examples include the effective age requirements for the title commitment and CL100 inspection, among other post-closing requirements. For a complete list of required purchase review documents and SC Housing overlays, refer to the **SF 020 Bond Delivery Checklist** when preparing your loan purchase submission.
The buyer's name on our closing documents is different from the name on the initial reservation. Is this acceptable? **(POST CLOSE)**	The buyer's name may differ from the name used on the initial reservation; however, the **Warranty (Title) Deed** is the controlling document for how the buyer's name must appear on the closing documents. The buyer's name **typed** on the **Note, Mortgage, Warranty Deed, Mortgage and Title Commitment** must match **exactly**. If you become aware of a name change prior to closing, contact **lockdesk@schousing.com** to update the reservation so that SC Housing-generated documents, including the Note, Mortgage, and Down Payment Assistance (DPA) documents, reflect the correct name. **Important:** • The **typed** buyer name on the **Note, Mortgage, Warranty Deed, and Title Commitment** must be identical. • The buyer's **signature** must be **consistent throughout the entire closing package**.

SC Housing Contact Information

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Post-Closing/Purchase	postclosing@schousing.com	
Underwriting Questions/ File Submission/Status	underwriting@schousing.com	

SC Housing ID's

FHA – 4723009993   VA – 679535   USDA – 591585639   MERS - 1008745   SC Housing EIN 59-1585639