

Alert

**Update**

Reminder

Clarification

Training  
Information

Preview

## FHA Handbook 4000.1 and Rental Income Updates

Truist Bank (Truist) announces alignment with FHA's recently published updates to the Single Family Housing Policy Handbook 4000.1.

### Effective Dates

Effective for new and existing FHA loan applications on or after March 14, 2025.

### Background Information

On January 10, 2025, FHA announced the Federal Housing Administration (FHA) published updates to the Single Family Housing Policy Handbook 4000.1, which include minor policy changes, technical edits, and incorporates previously published policy. On January 13, 2025, FHA announced the publication of Mortgagee Letter (ML) 2025-24, Revisions to Policies for Rental Income from Boarders of the Subject Property. The provisions create greater flexibilities for borrowers using income received from individuals who rent space in borrowers' homes to qualify for an FHA-insured mortgage.

### Bulletin Details

Truist aligns with the updates published for the following topics:

- Non-Borrower Spouse Credit Report
- Rental Income
- Defective Paint
- Acceptable Appraisal Reporting Forms
- Photograph, Exhibits and Map Requirements
- FHA Data Requirements for the Subject and Comparable Properties
- General Employment and Income Requirements

Lenders should consult with their Direct Endorsement (DE) underwriters with any questions.



# Product Release

Information for Correspondent Lenders of Truist Bank  
March 14, 2025 • COR25-011

## Other Resources

| Support Group                          | Description and Contact Information:   |
|--|--|
| Correspondent Relationship Coordinator | Specific questions on applying this procedure to specific loan files. Contact your Correspondent Relationship Coordinator at 800.382.2111, option 1.                                       |
| Product Support                        | Provides phone and email support on products, policies, and procedures as well as new product rollout and existing product enhancement. Contact Product Support at 800.382.2111, option 3. |

This information is for use by mortgage professionals only and should not be distributed to or used by consumers or other third parties. This is not for solicitation of sales. Information is accurate as of date of posting and is subject to change without current product details and lending procedure. Truist Bank does not guarantee or assume liability for any third-party products or services. Truist Bank is an Equal Housing Lender. ©2025 Truist Financial Corporation. Truist, Truist Purple and the Truist logo are service marks of Truist Financial Corporation. All rights reserved.