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## FNMA NON-CITIZEN BORROWER ELIGIBILITY

Fannie Mae purchases and securitizes mortgages to non-citizens who are lawful permanent or non-permanent residents of the United States under the same terms available to U.S. citizens.

### Eligibility Guidelines

The purpose of this document is to provide additional guidance to assist lenders in determining eligibility for non-U.S. citizen borrowers.

- Per the FNMA Selling Guide, Fannie Mae considers a borrower legally present in the United States if:
  - They have a Social Security Number (SSN); and
  - They have current, verified status, which may be documented by a valid employment authorization document (EAD), or other documentation showing immigration status is current (e.g., Green Card, work visa, etc.).
- A borrower who is legally present per the Selling Guide must meet all other applicable underwriting and eligibility requirements for the loan to be eligible for sale to Fannie Mae. This includes the continuity of income requirements that apply to all borrowers:
  - Documentation of income continuity is not required for most employment-related income types (e.g., base, bonus, overtime, commission).
  - If a borrower is reliant on income for which documentation of continuity is required, the mere fact that a borrower has current, verified status does not impact the continuity of income analysis. For example, if a borrower can provide documentation of 3-year income continuity when required, the fact that their status is renewed only every 2 years is not a factor — the borrower is legally present and has met the continuity of income requirements.
- Lenders retain discretion as individual borrower situations differ.
- Lenders can continue to decide what type of documentation is appropriate and what can be retained as part of the loan file to show that a borrower is legally present.



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# UNIONHOME MORTGAGE

## Borrower Scenarios

	Borrower Information	Is the Borrower Legally Present?	Which Document was Reviewed to Verify Status?	Eligibility
Scenario 1	Diana is a permanent resident with unexpired Green Card, and: <ul style="list-style-type: none"><li>✓ Has a Social Security Number</li><li>✓ Is a self-employed borrower with a two-year work history</li><li>✓ Received a Desktop Underwriter (DU) Approve/Eligible Finding</li><li>✓ Meets all other Selling Guide Requirements</li></ul>	 Yes! The borrower is legally present.	 Permanent Resident Card (Green Card)	 Eligible
Scenario 2	Samuel has current, unexpired DACA (Deferred Action for Childhood Arrivals) status, and: <ul style="list-style-type: none"><li>✓ Has a Social Security Number</li><li>✓ Is a salaried borrower with acceptable employment history</li><li>✓ Has nontraditional credit acceptable per the Selling Guide</li><li>✓ Will have a manually underwritten loan</li><li>✓ Meets all other Selling Guide requirements</li></ul>	 Yes! The borrower is legally present.	 Employment Authorization Document with C33 Category	 Eligible
Scenario 3	Karl has an expired work visa with no renewal pending, and: <ul style="list-style-type: none"><li>✓ Has a Social Security Number</li><li>✓ Is a salaried borrower with acceptable employment history</li><li>✓ Has nontraditional credit acceptable per the Selling Guide</li><li>✓ Meets all other Selling Guide requirements</li></ul>	 No, the borrower is not legally present.	 Work Visa	 Ineligible. Work Visa is expired, and no renewal is pending.
Scenario 4	Theresa has a current, unexpired work visa, and: <ul style="list-style-type: none"><li>✓ Has a Social Security Number</li><li>✓ Has been self-employed for 6 months with no prior work history</li><li>✓ Has nontraditional credit acceptable per the Selling Guide</li></ul>	 Yes! The borrower is legally present.	 Work Visa	 Ineligible. Borrower does not meet requirements for a self-employed borrower.
Scenario 5	Theresa has a current, unexpired work visa, and: Jake has a valid Employment Authorization Document (EAD), and: <ul style="list-style-type: none"><li>✓ Is awaiting a date for his asylum hearing</li><li>✓ Has a Social Security number</li><li>✓ Is a salaried borrower with acceptable employment history</li><li>✓ Received a DU Approve/Eligible recommendation</li></ul>	 Yes! The borrower is legally present.	 Employment Authorization Document with C8 Category	 Eligible



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