



Last Reviewed: 02/28/2025

TPO USDA STREAMLINED VS. STREAMLINED-ASSIST REFINANCE

PRODUCT COMPARISON GUIDE

This table highlights the differences between the USDA Streamlined Refinance product and the USDA Streamlined-Assist Refinance product. For more detailed information, please refer to the [UHM Refinance Reference Tool USDA](#).

REQUIREMENTS	USDA STREAMLINED REFINANCE	USDA STREAMLINED-ASSIST REFINANCE
ELIGIBILITY	<ul style="list-style-type: none"> Current USDA loan. Direct and Guaranteed loans that have never received any subsidy payments. 	<ul style="list-style-type: none"> Current USDA loan. Direct and Guaranteed loans.
		<ul style="list-style-type: none"> Borrower must benefit from at least a \$50 net reduction to principal, interest, real estate taxes and insurance (PITI) payments compared to current PITI.
	<ul style="list-style-type: none"> The new interest rate must be at or below the current loan interest rate. 	<ul style="list-style-type: none"> The new interest rate must be at or below the current loan interest rate.
	<ul style="list-style-type: none"> The request for conditional commitment must be at least 180 days after the note date of the USDA refinance, The borrower must have made at least 6 consecutive payments on the loan being refinanced as of the note date of the new loan, beginning with the payment made on the first due date, AND The first payment due date on the new loan must be no earlier than 210 days after the first payment due on the loan being refinanced. 	<ul style="list-style-type: none"> The request for conditional commitment must be at least 180 days after the note date of the USDA refinance, The borrower must have made at least 6 consecutive payments on the loan being refinanced as of the note date of the new loan, beginning with the payment made on the first due date, AND The first payment due date on the new loan must be no earlier than 210 days after the first payment due on the loan being refinanced.
	<ul style="list-style-type: none"> The mortgage must be paid as agreed for 180 days prior to the loan application request for the refinance. 	<ul style="list-style-type: none"> The mortgage must be paid as agreed for 180 days prior to the loan application request for the refinance.
	<ul style="list-style-type: none"> Borrowers can be added or removed from the current loan. 	<ul style="list-style-type: none"> All original borrowers MUST remain on the Note post-refinance; new borrowers can be added to the loan.
LOAN LIMITS	The loan amount may include the current loan balance (including accrued interest), eligible loan closing costs, the upfront guarantee fee, etc.	The loan amount may include the current balance of the existing loan (including accrued interest), eligible loan closing costs, upfront guarantee fee, etc.
INCOME LIMITS	Applicants' income may not exceed the adjusted annual income limit for the county or metropolitan statistical area where the dwelling will be located.	Applicants' income may not exceed the adjusted annual income limit for the county or metropolitan statistical area where the dwelling will be located.
APPRAISAL REQUIRED	No new appraisal required, except for direct borrowers who received subsidy during their loan term.	No new appraisal required, except for direct borrowers who received subsidy during their loan term.
MINIMUM FICO	No minimum credit score requirement. A score of 680 may be used for pricing purposes.	No minimum credit score requirement. A score of 680 may be used for pricing purposes.
MAXIMUM DTI	Total debt ratio may not exceed 41%.	Calculation not required.
ELIGIBLE PROPERTIES	Current USDA Loans. Properties no longer located in an eligible rural area remain eligible for a refinance transaction.	Current USDA Loans. Properties no longer located in an eligible rural area remain eligible for a refinance transaction.