



Last Reviewed: 07/30/2025

USDA STREAMLINED VS. STREAMLINED-ASSIST REFINANCE: PRODUCT COMPARISON GUIDE

This table compares the Streamlined Refinance and Streamlined-Assist Refinance products. For detailed information, 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"> The new interest rate must be at or below the current loan interest rate. The request for conditional commitment must be at least 180 days after the note date of the USDA refinance, AND The borrower must have made at least six 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. The mortgage must be paid as agreed for 180 days prior to the loan application request for the refinance. Borrowers can be added or removed from the current loan. | <ul style="list-style-type: none"> Borrower must benefit from at least a \$50 net reduction to principal, interest, taxes and insurance (PITI) payments compared to current PITI. The new interest rate must be at or below the current loan interest rate. The request for conditional commitment must be at least 180 days after the note date of the USDA refinance, AND The borrower must have made at least six 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. The mortgage must be paid as agreed for 180 days prior to the loan application request for the refinance. 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 (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 CREDIT SCORE | 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. |
| CREDIT REPORT & GUS SUBMISSION | Required. | Not required (USDA Streamlined-Assist Refinances are input into, but not run through, GUS. These loans must be manually underwritten.) |