



MFM Bulletin: 008-2025

Date: April 1, 2025

Subject: FHA Residency Requirements

FHA has recently issued Mortgagee letter 2025-09 with substantial changes to their residency requirements for FHA loans. Specifically, the updated residency requirements will no longer allow “Non-Permanent Residents” from obtaining FHA loans. **This applies to all loan programs, including FHA Streamline Refinances.**

Effective with FHA case numbers issued **on or after May 25, 2025**, only U.S. Citizens or borrowers with “Permanent Resident Alien” status are eligible.

Required Documentation: The borrower must provide a “Permanent resident Alien” card and indicate he/she is a permanent resident on the URLA. The U.S. Citizenship and Immigration Services (USCIS) within the Department of Homeland Security provides evidence of lawful permanent resident status.

Citizens of the Federated States of Micronesia, the Republic of the Marshall Islands, or the Republic of Palau are also eligible. The file must include documentation to evidence of such citizenship.

Please contact the MFM Underwriting Dept. (underwriting@memberfirstmortgage.com) if you have any concerns pertaining to guidelines and/or eligibility.

Thank you