

Title Requirements



Planning to buy a home? In some cases, certain parties to the transaction of home purchase might not be applying as a co-borrower on the mortgage loan.

This situation can call into question whether that party to the transaction may be listed on the Sales Contract, Loan/Note, and/ or the Mortgage/Deed of Trust.

Use the table to the right to determine which documents a party to the transaction must be listed on if that party is on the property's title.

Conventional Loans

- Any individual listed on the Note must be on the Sales Contract.
- If a non-borrowing spouse is listed on Title, it is optional to whether the non-borrowing spouse is also listed on the Sales Contract.*
- Any individual may be listed on Title but not listed on the Sales Contract or may be listed on both.

FHA Loans

- Any individual on the Sales Contract must be on the Note, except for a family member as defined by HUD. Note: A fiancé is not considered a family member.
- Any individual on the Note must be on the Sales Contract.
- A family member of the purchaser, who is not a borrower, may be listed on the Sales Contract. The family member may be on the deed and mortgage.**

VA Loans

- The Veteran's spouse may be the only additional party listed on title if not on the Note.
- A co-borrower non-spouse must be a Veteran/Veteran loan and meet VA guidelines.

Loan Type	Party to the Transaction	Sales Contract	Loan/Note	Mortgage/Deed of Trust
Conventional	Borrower	X	X	X
	Co-Borrower	X	X	X
	Non-borrowing Spouse	X*		X
	Non-occupying co-borrower	X	X	X
FHA	Borrower	X	X	X
	Co-Borrower	X	X	X
	Non-borrowing Spouse	X**		X
	Non-occupying co-borrower	X	X	X
VA	Borrower	X	X	X
	Co-Borrower Non-Spouse	X	X	X
	Co-Borrower Spouse	X	X	X
	Non-borrowing Spouse			X
USDA	Borrower	X	X	X
	Non-borrowing Spouse			X

Contact us for more information about your home buying options!



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