

Wednesday, July 19, 2023

Bulletin #2023-B-010

NOTICE TO ALL BROKER CUSTOMERS

FHA Supplemental Consumer Information Form Requirement

The U.S. Department of Housing and Urban Development (HUD) Published [Mortgage Letter 2023-13](#) on June 27, 2023 with provisions of their new requirement where FHA will require the use of the Supplemental Consumer Information Form 1103 (SCIF), to collect and report certain information from Borrowers **effective with FHA loans with applications dated on or after August 28, 2023.**

Background: The SCIF Form collects information about the Borrower(s) preferred language, and any applicable homeownership education, and housing counseling the Borrower may have received, so to this end, FHA is adopting industry-standard requirements regarding the provision of the Fannie Mae/Freddie Mac Form 1103, Supplemental Consumer Information Form (SCIF), to a Borrower at the time of application for an FHA-insured Mortgage commencing on August 28, 2023.

FLC Bank already includes the SCIF Form with our URLA on **every loan transaction and every borrower.**

- When the product **does not** require homeownership education, and housing counseling the SCIF will only include the Borrower Name and loan identifier (ULI #) unless the language section is completed, and if blank that is acceptable.
- When the product **requires** the homeownership education, and housing counseling the SCIF must be completed with the applicable Education/Counseling section and fields.

Information:

- **FHA SFH 4000.1 Applications and Disclosures:** FHA will incorporate this policy into Handbook 4000.1 II.A.1.a in the near future.
- **Homeownership education and housing counseling information:** FHA does not require the Borrower to take a homeownership education, or housing counseling; however, if the Borrower(s) is receiving DPA/Grant funds, and/or utilizing an affordable homeownership program in conjunction with the FHA first mortgage loan and such program(s) require homeownership education or housing counseling information, **the lender must complete the applicable SCIF section and fields.**
- **Language Preference** – The lender must present the SCIF to one borrower on the loan application and ask the borrower to provide a preferred language for completing the loan transaction. **The borrower is not required to select any of the language options in the "Language Preference" section, including "I do not wish to respond."**

Resources:

- [Mortgage Letter 2023-13](#)
- [SCIF](#)
- [SCIF Translated Versions](#)
- [SCIF Instructions](#)
- [SCIF Rendering Design Options](#)
- [SCIF Numbered Form](#)
- SCIF FAQs included in a section of the [URLA FAQs](#)
- [AUS Specifications](#) – with conditionality and SCIF data points

If you have any questions, please contact your [Account Executive or Client Relations Representative](#).