

Wednesday, July 19, 2023

Bulletin #2023 CNDC –005

## NOTICE TO ALL NDC AND CORRESPONDENT 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.

- **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."** For loans with multiple borrowers, the lender may determine whether to present the SCIF to more than one borrower and include more than one SCIF in the loan file. It is up to the lender to decide when to present the SCIF.
- **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.**
- **One copy of the SCIF must always be provided in the loan file.** In cases where the language preference question **has not been completed by the borrower** and **homeownership education and housing counseling are not required by the loan program**, the SCIF would include only the loan identifier and the borrower's name.
- **FHA SFH 4000.1 Applications and Disclosures:** FHA will incorporate this policy into Handbook 4000.1 II.A.1.a in the near future.

#### 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

Please contact your [Account Executive or Client Relations Representative](#) if you have any questions.

*Please reference full product guidelines posted on the FLCBank website at [www.flcbmtg.com](http://www.flcbmtg.com). All products are subject to credit and property approval. Program terms and conditions are subject to change without notice. Not all products are available in all states for all dollar amounts. Other restrictions and limitations apply. FLCBank is a registered trademark of Florida Capital Bank, N.A. Member FDIC NMLS 790396 Equal Housing Lender. FLCBank 10151 Deerwood Park Blvd. Bldg. 100, Suite 200, Jacksonville, FL 32256 1.866.295.0014*