



LOAN OFFICER CHECKLIST

Positive Rent Payment History in Desktop Underwriter

Payment history allows you to help borrowers qualify for a mortgage when they have paid rent consistently.

With Desktop Underwriter® (DU®) V. 12.0, a history of positive rent payments can be identified within a borrower's credit report or a 12-month asset verification report.

1: Enter the rent payment amount in the loan application

- ✓ Enter the current rent payment amount in the loan application. The location of this field may vary depending upon your LOS. It appears in "Section 1: Borrower Information" on the Uniform Residential Loan Application (URLA).

2: Identify source for rent payment history data

- ✓ If the borrower's rent payment history appears on their credit report, no additional actions are required for DU's assessment.
- ✓ If rent payments are not included in the credit report, follow these steps to order an asset verification report:

Key points to remember

- If you submitted a casefile with the borrower's rent payment amount, but did not order an asset verification report with 12 months of data, and the rent payments aren't included in their credit report, look for a message in the Risk/Eligibility section in the DU Findings report (MSG ID 15). This message will inform you if ordering the report with 12 months of data could improve the recommendation. To resubmit, follow the steps outlined in this checklist.
- The rent payment amount needs to be consistent with little variation over 12 months, with payments of \$300+/month.
- This is a positive-only change. Rent payments absent from the credit report or asset report won't be counted against a borrower because DU cannot determine if payments were missed or if the borrower paid through a different method, such as cash.

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- ✔ Ensure your organization is set up to order an asset verification report that contains 12 months of data from an authorized report supplier. [View report supplier list.](#)
- ✔ Educate the borrower about the asset verification process. Explain that your report supplier will request account(s) credentials. Remind the borrower to select the account(s) from which they pay rent, as well as the account(s) that contain funds they will use for closing and reserves.
- ✔ Obtain borrower consent to order an asset verification report (in addition to any other consents required by the authorized report supplier to access bank accounts), and order an asset verification report with 12 months of asset data from your authorized report supplier.
- ✔ Once the report is ordered, the report supplier will send the borrower a request to provide credentials for the banking institution from which they pay rent.
- ✔ Complete the loan application and submit the casefile to DU with the asset verification report Reference ID.

3: Review DU Findings

- ✔ Look for a message in the Risk/Eligibility section of the DU Findings report to see if positive rent payment history has been considered. It will display one of the following scenarios:

- **Success (MSG ID 3587):** DU used rent payment history found on the credit report or the asset verification report in the credit risk assessment, which resulted in an Approve underwriting recommendation.
- **No Impact (MSG ID 3593):** DU observed the borrower's rent payment history in the asset verification report, but the evaluation of the history did not improve the underwriting recommendation. For example, the casefile was already Approved.
- **Unsuccessful (MSG ID 3589):** DU could not evaluate the borrower's rent payment history using the asset verification report obtained for the reason provided in the message.

Note: If an asset verification report was used, a message will be issued (MSG ID 3699) instructing that the loan casefile must close on or before the earliest Close by Date noted.

LEARN MORE:

[Positive Rent Payments page](#)
[DU validation service resource center](#)