



1981 Blake Street
Denver, Colorado 80202
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chfa risk information score card

chfa form 740

1	Date	
	Applicant	Applicant Credit Score
	Co-Applicant	Co-Applicant Credit Score
	Loan Officer	CHFA Loan Number

2	Impact On Risk and Contributive Risk Factor Score	Significantly Decreases Risk +2 points	Decreases Risk +1 point	Neutral Risk 0 points	Increases Risk -1 point	Significantly Increases Risk -2 points	Points/Risk
a	Most Recent Employment History Applicant ¹	≥ 5 years with same employer	≥ 5 years in same line of work	≥ 2 years in same line of work See instructions for other income.	< 2 years in same line of work	n/a	
b	Most Recent Employment History Co-Applicant	≥ 5 years with same employer	≥ 5 years in same line of work	≥ 2 years in same line of work	< 2 years in same line of work	n/a	
c	Debt-to-Income Ratio (DTI) stop Credit score 580-619 or manually underwritten loan exceeds 43% stop Credit score 620-659 DTI exceeds 50% or DTI exceeds 43% and can't pass CHFA RISC	n/a	≤ 32.99%	≥ 33% ≤ 43%	≥ 43.01% ≤ 45%	≥ 45.01% ≤ 50%	
d	Payment Shock	n/a	≤ 25%	n/a	≥ 25.01% ≤ 50%	≥ 50.01%	
e	Reserves - Borrower's own funds ²	≥3 mos. PITI	2 mos. PITI	1 mos. PITI	No Reserves	n/a	
f	Mortgage/Rental Payment History ³ stop Do not advance if any late payments within most recent 12 months	n/a	n/a	0 x 30 days late within 12 months	1 x 30 days late within 13-24 months	2 x 30 days late or 1 x 60 days late within 13-24 months	
g	Collections, Judgments, Charge-offs, and Tax Liens stop Do not advance if non-medical collections or judgments within most recent 12 months. ⁴ Applicants with amounts in excess of \$2,000 cannot advance. ⁵	n/a	No collections and/or judgments within past 24 months	Collections less than \$100 in aggregate within past 24 months	Medical-only collections within past 24 months	Non-medical collections and/or judgments within 13-24 months, not to exceed \$2,000.	
h	Prior Bankruptcy Filing	n/a	n/a	None	Any history of bankruptcy	Any bankruptcy within 5 years or repeat filer	
i	Prior Foreclosure, Deed-In-Lieu, Preforeclosure/Short Sale	n/a	n/a	None	Any history of foreclosure, deed-in-lieu, or preforeclosure/short sale	Foreclosure sale within 6 years; Deed-in-Lieu within 5 years; Preforeclosure/short sale within 3 years	
j	Additional Applicant Down Payment ⁶	\$3,000 or greater	Less than \$3,000 but more than \$1,500	n/a	n/a	n/a	
Total Applicant Score		Score ≥ 0: advance		Score < 0: stop		Total Points/Risk	

1 Recent college graduates with less than a 2-year job history in their field of study receive 0 points.
2 All Reserve funds must be applicant's own liquid assets.
3 Applicants with any late payments in the most recent 12 months cannot advance.

4 Collections totaling \$100 or less are exempt.
5 Original balances acquired within 13-24 months.
6 Does not include applicant's minimum financial contribution of \$1,000.



lender comments page

Please use this page to explain any scoring information that you think would be helpful to the CHFA Analyst reviewing your applicant's score card at the time of Compliance.

For example, if your applicant paid off all collections older than 24 months and the credit bureau has not been updated, you can note that you are attaching paid receipts or releases. Or, if one of the collections on the credit bureau has a wrong date or is a duplicate, you can note that and attach appropriate documentation separate from the original credit bureau. You could also use this lender comments page to explain what asset sources you are using for Reserves or Additional Applicant Down Payment.

Please feel free to make any comments that would help the CHFA Analyst understand your scoring decisions.

3	Impact On Risk and Contributive Risk Factor Score	Comments
a	Most Recent Employment History Applicant ¹	
b	Most Recent Employment History Co-Applicant	
c	Debt-to-Income Ratio (DTI) stop Credit score 580-619 or manually underwritten loan exceeds 43% stop Credit score 620-659 DTI exceeds 50% or DTI exceeds 43% and can't pass CHFA RISC	
d	Payment Shock	
e	Reserves - Borrower's own funds ²	
f	Mortgage/Rental Payment History ³ stop Do not advance if any late payments within most recent 12 months	
g	Collections, Judgments, Charge-offs, and Tax Liens stop Do not advance if non-medical collections or judgments within most recent 12 months. ⁴ Applicants with amounts in excess of \$2,000 cannot advance. ⁵	
h	Prior Bankruptcy Filing	
i	Prior Foreclosure, Deed-In-Lieu, Preforeclosure/Short Sale	
j	Additional Applicant Down Payment ⁶	
Total Applicant Score		

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