



# Student Loan Calculations



The debt-to-income ratio (DTI)\* is an important number used to calculate the potential home-buying power a borrower has. Below is a look at the calculations that will be used to determine the DTI for borrowers who have outstanding student loan debt and are applying for the following home loans.

<b>Fannie Mae</b>	Monthly student loan payment as listed on credit report or student loan statement; if deferred or in forbearance or have zero payment amount, either 1% of balance or one monthly payment.
<b>Freddie Mac</b>	Monthly student loan payment as listed on credit report or student loan statement; if deferred or in forbearance, 0.5% of balance.
<b>FHA</b>	Monthly student loan payment as listed on credit report or student loan statement; if deferred or in forbearance or have zero payment amount, 0.5% of balance.
<b>VA</b>	Monthly student loan payment as listed on credit report or student loan statement or 5% of balance divided by 12 months, whichever is higher; if deferred, not included in underwriting.
<b>USDA</b>	Monthly student loan payment as listed on credit report or student loan statement; if deferred, in forbearance, have zero payment amount or on IDR plan, 0.5% of balance.

These student loan debt payment calculations aim to help more borrowers obtain homeownership despite student loan debt that may have previously held them back.

**To learn more about these student loan calculations, contact me today!**



**Leslie Wish**  
 Senior Mortgage Advisor, NMLS #659535  
 Cell: 703-338-0125  
[leslie.wish@fairwaymc.com](mailto:leslie.wish@fairwaymc.com)  
[www.lesliewishmortgage.com](http://www.lesliewishmortgage.com)  
 10304 Eaton Place, Suite 100, Fairfax, VA 20304

