




Missouri Housing
Development Commission

LENDER TRAINING: Calculating Household Size




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First Place MRB

Next Step TBA

Mortgage Credit Certificate

TOTAL NUMBER IN THE HOUSEHOLD



TOTAL NUMBER IN THE HOUSEHOLD

- **Total number of persons who will be occupying the property as their full-time principal residence that are either on the loan or related to the borrower by birth, marriage or adoption.**
- **Lender will initially determine household size from Residential Loan Application and use the household size to determine maximum income allowable.**

TOTAL NUMBER IN HOUSEHOLD

- **Dependents may be counted if the parents are divorced and per the divorce decree each parent has custody 50 percent of the time.**
- **Grandchildren are included in the household size if the borrowers have legal or permanent custody.**
- **Foster children are NOT counted as members of the household.**
- **Boyfriends and girlfriends are not counted as members of the household.**

CONCLUSION

- **Household: total number of persons who will be occupying the property as their primary residence**
 - **This include those on the loan**
 - **This ALSO includes those related to the borrower by birth, marriage, or adoption.**
- **Income for household members over the age of 18 will be included in the total household income calculation.**
- **Boyfriends, girlfriends, fiancés, domestic partners will not be required to provide income documentation.**