

# Eligibility for making Qualified Mortgages

This chart illustrates when a creditor is eligible to make different types of qualified mortgages under Regulation Z, 12 CFR 1026.43(e), (f), and is intended only to act as a quick reference and not as a substitute for Regulation Z or any rule. This document reflects rules issued on or before April 27, 2021 but does not reflect amendments made by the Economic Growth, Regulatory Relief, and Consumer Protection Act.

Type of QM	Creditor (and affiliates) must meet origination limit <sup>1</sup>	Creditor (and affiliates) must meet asset limit <sup>2</sup>	Creditor must operate in a rural or undeserved area <sup>3</sup>
<b>General QM</b>	No	No	No
<b>Temporary GSE QM<sup>4</sup></b>	No	No	No
<b>Seasoned QM (application received on or after March 1, 2021)</b>	No	No	No
<b>Small Creditor Portfolio QM (application received any time during year)</b>	Yes for the preceding calendar year	Yes at the end of the preceding calendar year	No
<b>Small Creditor Portfolio QM (application received before April 1 of current year)</b>	Yes for either of the two preceding calendar years	Yes at the end of either of the two preceding calendar years	No
<b>Balloon Payment QM (application received any time during year)</b>	Yes for the preceding calendar year	Yes at the end of the preceding calendar year	Yes during the preceding calendar year
<b>Balloon Payment QM (application received before April 1 of current year)</b>	Yes for either of the two preceding calendar years	Yes at the end of either of the two preceding calendar years	Yes during either of the two preceding calendar years

This is a Compliance Aid issued by the Consumer Financial Protection Bureau. The Bureau published a Policy Statement on Compliance Aids, available at <https://www.consumerfinance.gov/policy-compliance/rulemaking/final-rules/policy-statement-compliance-aids/>, that explains the Bureau's approach to Compliance Aids.

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- <sup>1</sup> A creditor meets the origination limit if the creditor and its affiliates together did not originate more than 2000 first-lien covered transactions. The creditor only counts first-lien covered transactions that were transferred or were subject to a commitment to be acquired at the time of consummation.
- <sup>2</sup> A creditor meets the asset limit if the creditor and its affiliates that regularly extend first-lien covered transactions had assets of less than \$2 billion (adjusted annually).
- <sup>3</sup> A creditor operates in a rural or underserved area if the creditor originated at least one covered transaction secured by a first lien on a property located in an underserved or rural area. An underserved area is a county in which no more than two creditors extended covered transactions secured by first liens on properties in the county five or more times, as shown in the HMDA data for the preceding calendar year. A rural area is: (1) a county that is neither in a metropolitan statistical area nor in a micropolitan statistical area that is adjacent to a metropolitan statistical area, as those terms are defined by the US OMB and as they are applied under currently applicable UICs, established by the USDA-ERS; (2) a census block that is not in an urban area, as defined by the US Census Bureau using the latest decennial census; or (3) until December 4, 2017, a county or a census block that has been designated as rural by the Bureau pursuant to the application process.
- <sup>4</sup> If the GSEs exit conservatorship prior to October 1, 2022, the Temporary GSE QM category shall expire with regard to a particular GSE at the time that it exits conservatorship. For applications received prior to October 1, 2022, note that the availability of the Temporary GSE QM loan definition may be affected by policies or agreements created by parties other than the Bureau, such as the Preferred Stock Purchase Agreements, which include restrictions on GSE purchases that rely on the Temporary QM definition after July 1, 2021.