



Team Hinman Issues Year-End Guidance for Florida Homebuyers Seeking an ITIN Home Financing Ahead of December 31 ITIN Expiration Date

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Team Hinman, the residential mortgage practice led by Jamie Hinman (NMLS #1074223), has released new guidance for Florida residents who plan to apply for an ITIN home financing. The guidance urges them to confirm the status of their Individual Taxpayer Identification Number before the Internal Revenue Service's December 31 expiration date. It comes as the team reports a growing number of inquiries from South Florida taxpayers who want to buy a home without a Social Security number.

Under IRS rules, an ITIN expires on December 31 if it has not been used on a federal tax return at least once in the last three consecutive tax years. An expired number can delay the processing of a tax return. Mortgage programs for ITIN holders rely heavily on filed tax returns and a valid IRS assignment letter, so Team Hinman notes that an inactive number can also delay or interrupt a home financing application. Holders whose numbers have expired or are about to expire can renew them by filing IRS Form W-7, a process that can take several weeks.

"The end of the year is when we see the most avoidable problems," said Jamie Hinman. "A family may have

years of steady income and on-time rent payments, but if the ITIN on their file has lapsed, the application stops until it is renewed. Checking the number now, before the busy filing season, gives buyers time to fix it."

The IRS issues ITINs to individuals who are required to file federal taxes but are not eligible for a Social Security number. Many of these taxpayers live and work in Florida, operate small businesses, and have long histories of paying rent and household bills. Conventional mortgage underwriting is built around Social Security numbers and traditional credit files. As a result, these borrowers generally finance homes through non-qualified mortgage programs that use the ITIN in place of a Social Security number.

Financing providers that offer ITIN mortgage programs typically review two years of filed tax returns, bank statements, and other income records rather than relying only on a credit report. Some also consider rent and utility payment histories. According to Team Hinman, applicants are commonly asked for a valid ITIN assignment letter, proof of income such as pay stubs or self-employment business records, photo identification such as a passport or matrícula consular, and evidence of funds for a down payment and reserves. Down payment requirements for these programs often range from 15 to 25 percent of the purchase price, depending on the program and the borrower's profile.

The team's year-end guidance also recommends several steps for prospective applicants. They should file their 2026 federal tax return on time, keep copies of prior returns, maintain organized bank statements without large unexplained deposits, and keep rent and utility payments current. Team Hinman reports that many of the ITIN applicants it works with are self-employed. For these applicants, the team reviews bank statements over a period of several months in addition to tax returns, in order to document their income more completely.

Jamie Hinman has worked as a residential mortgage specialist for more than 30 years. He has helped individuals and families with home purchases, refinancing, and investment property financing in Miami-Dade County and throughout Florida. In addition to its ITIN programs, the team also assists homeowners age 62 and older who are considering a reverse mortgage as part of their retirement planning. The full guidance has been published on the Team Hinman website, including an explanation of eligibility and the documents typically requested during underwriting. Eligibility, terms, and program availability depend on each borrower's financial profile and on the financial provider's requirements.

Additional information is available at <https://teamhinman.com>. Information on renewing an ITIN is available from the Internal Revenue Service at <https://www.irs.gov/>.

About Team Hinman

Team Hinman is a residential mortgage practice led by Jamie Hinman (NMLS #1074223), a mortgage

specialist with more than 30 years of experience. The team works with homebuyers, homeowners, self-employed borrowers, and real estate investors in Pinecrest, Palmetto Bay, Cutler Bay, South Miami, Coral Gables, and throughout Florida.

Jamie Hinman (NMLS #1074223) of Team Hinman. Equal Housing Opportunity. Financing programs, terms, and availability are subject to change and borrower qualification. This content is for informational purposes and does not constitute a financing commitment.

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Team Hinman

Jamie Hinman is a highly experienced residential mortgage specialist with over 30 years of expertise in helping clients finance their real estate purchases; guiding individuals and families through the process of obtaining financing for their dream homes.

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