

Understanding a Mortgage Inquiry

- A mortgage inquiry occurs when you apply for a mortgage loan (either new or refinance) and can only occur with your express permission.
- Mortgage inquiries are not factored into your score until they become more than 30 days old. This means that any possible impact due to the inquiry is not reflected in the score on the current credit report. However, if credit is pulled more than 30 days later, it could then be reflected in that score.
- Once the mortgage inquiry is considered by the score, it often has no impact. In the case where it does have an impact, it will cause only a five-point decline, on average.
- The scores consider all mortgage inquiries in a short timeframe as a single inquiry. This is called a “shopping window”. The score considers this behavior as seeking only one new line of credit and treats it as such. The “shopping window” varies by bureau and ranges from 14-45 days.
- The score only considers mortgage inquiries that have occurred during the past year. In other words, as soon as a mortgage inquiry becomes a year old, it is no longer considered by the score.
- In summary, there is no need to fear inquiries as long as you apply for credit in moderation.