

CREDIT POLICY ANNOUNCEMENT

Bulletin- 2024-31 | Guideline Updates

The following updates have been made to the guidelines. Visit <https://correspondent.springeq.com/> for the updated guidelines. Please contact your account executive with questions.

UW Guideline updates by section:

- Borrower Types (pages 8-9) – *Effective immediately for all loans in progress and all new loans*
 - New language has been added to clarify that when title is held in the name of a limited liability company (LLC), the transaction may be eligible provided the Borrower is either the sole member and 100% owner of the LLC, or all borrowers collectively own 100% of the LLC and title is transferred to the Borrower's or all Borrower's name(s) at closing
- Rental Income Calculation and Documentation (page 46) – *Effective immediately for all loans in progress and all new loans*
 - The language has been updated to clarify that a current and fully executed lease agreement is no longer required for rental properties with 12 or more months income shown on the tax returns

Matrices updates by section:

- Eligible Property Types (page 3) – *Effective immediately for all loans in progress and all new loans*
 - The language has been updated to make 1-4 unit primary residence properties where the borrower occupies one of the units an eligible property type
- Lien Positions & States (page 5) – *Effective immediately for all loans in progress and all new loans*
 - Utah has been removed from the list of unavailable states for both 1st and 2nd lien Variable and Fixed Rate HELOC products
- State Specific Restrictions- (page 5) – *Effective immediately for all loans in progress and all new loans*
 - All Texas specific language has been replaced with the following: "Texas - Review the Texas Lending Matrices"
- Texas Lending Matrices (page 7) – *Effective immediately for all loans in progress and all new loans*
 - A new page titled "Texas Lending Matrices" has been added, detailing all Texas specific terms and/or restrictions
 - The following language has been added to the new page:
 - Non-married vested parties on title must occupy the subject property
 - When a vested party is removed from the title due to their passing and they have adult children who are not listed alongside the other person on the title, the adult children will retain an ownership interest in the property. Either a probate document transferring the property to the surviving spouse or an affidavit from the adult child or children is required