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Updates and Clarifications to the Key Loan Product Standards

Truist Bank (Truist) announces updates and clarifications to the Key Loan Standards within the Seller Guide for the following topics:

- Maximum Loan-To-Value (LTV)
- Cash Requirements and Documentation
- Secured Loans/Lines
- Credit Requirements and Documentation
- Liabilities and Qualifying Ratios/Installment Debt
- Mortgage Payments on Previous Home/Conversion of Primary Residence to Investment Property $\geq 25\%$ Equity

Effective

Effective for new locks on or after Friday, April 14, 2023.

Background Information

Truist takes the opportunity to update and clarify Key Loan standards to mitigate confusion and optimize the program.

Bulletin Details

Maximum Loan-To-Value (LTV)

Guidance for the Loan-To-Value (LTV) Declining Market Reductions waiver for 2nd Home rate/term refinance transactions when the borrower's current loan is in the Truist portfolio is added to the Maximum Loan-To-Value chart.

Cash Requirements and Documentation

Guidance is updated to clarify the identifying personal and financial information that must be included on copies and on-line asset banking or investment statements, and asset account statements.

Secured Loans/Lines

Guidance is updated to include Secured Lines as part of the standard for borrowed funds that are secured by an asset used as a source of funds for down payment, closing costs and financial reserves.

Bulletin Details, continued

Liabilities and Qualifying Ratios/Installment Debt

Standard is updated to remove guidance for installment debt with ten (10) or less remaining payments as it relates to being included in the borrower’s recurring monthly debt obligations if the debt affects the borrower’s ability to repay during the months immediately after loan closing.

Mortgage Payments on Previous Home/Conversion of Primary Residence to Investment Property >=25% Equity

Guidance is updated to change the reference to PITI in this section to Principle, Interest, Taxes, Insurance, and Association Fees (PITIA).

Before and After Matrix (Matrices)

[Click here](#) to see the before and after matrix that provides a detailed overview of all standard revisions.

Revised Material/Materials

Click [Key Loan Standard](#) to review the revised product material/materials.

Former Standards

See the before and after matrix/matrices provided in the Bulletin Details section of this bulletin to access the former standards.

Other Resources

Support Group	Description and Contact Information:
Correspondent Relations Coordinator	Specific questions on applying this procedure to specific loan files. Contact Correspondent Relations Coordinators at 800.382.2111, Option 1.
Product Support	Provides phone and email support on products, policies, and procedures as well as new product rollout and existing product enhancement. Contact Product Support at 800.382.2111, option 3.

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