

Alert

Update

Reminder

Clarification

Training
Information

Preview

Updated Declining Market Index for the Key Loan Program

Truist Bank (Truist) announces updates to the Declining Market Index for Key Loan Program.

Effective Dates

Effective for new loan locks on or after June 30, 2023.

Background Information

The Truist Declining Market Index is published quarterly or as necessary, based on valuation shifts in the housing market. Correspondent lenders must review this list and apply the Truist Declining Market Standards and the required LTV/TLTV reductions to the transaction. Truist reserves the right to change this listing at any time.

Reminder: If the property is deemed to be in a declining market as noted by the appraiser, but the area in which the property is located is NOT reflected on the Truist Declining Market Index, a 5% reduction to the LTV/TLTV will be required.

Bulletin Details

Truist Declining Market Index

The Truist Declining Market Index is updated to include several MSA additions and a deletion. If the property is deemed to be located in a declining market as noted by the Declining Market Index, the maximum allowable LTV/TLTV for the product as stated in the product standards will require a reduction to LTV/TLTV based on the Declining Market Index. Follow the link in the revised material section to review all the changes.

Revised Material/Materials

Click the [Declining Market Index](#) to review the revised product.

Former Standard

Previously, there were four MSAs appearing on the Declining Market Index; with this release, one of the four markets is removed, and nine additional markets are added.

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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