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## Agency Automated Income Assessment with LPA Using Account Data and Other Revisions

Truist Bank (Truist) revises Agency Loan Product Advisor® (LPA<sup>SM</sup>) requirements to more closely align with previously announced updates from Freddie Mac. With these updates we:

- enhance Freddie Mac's automated income assessment with LPA using account data (direct deposits) to allow a borrower's paystub to be included in the assessment
- incorporate guidance for leasehold estates notice of default provision in Maryland
- revise Condo Project Advisor® requirements to reflect that a condominium unit in a condominium project with Condo Project Advisor Project Assessment Request (PAR) findings is not eligible, regardless of status

### Effective Dates

All updates are effective immediately for existing and new loan applications on or after July 28, 2023.

### Background Information

Freddie Mac Bulletin 2023-13 announced updates related to automated income assessment with LPA using account data and leasehold estates. Freddie Mac Bulletin 2022-20 announced an update to Condo Project Advisor. In response to these publications, we reviewed impacted standard documents and identified the need to implement revisions to more closely align with Freddie Mac requirements.

### Bulletin Details

#### Automated Income Assessment with LPA Using Account Data

For LPA loans, we enhanced automated income assessment with LPA using account data (direct deposits), which is part of asset and income modeler (AIM), to allow a borrower's paystub to be included in the assessment, as follows:

- when a paystub is uploaded to the third-party service provider, LPA will use the data to identify additional income streams not currently found with direct deposits alone and to derive a more precise gross income amount
- confirm that all assets shown on the verification report are in U.S. dollars located in a U.S. or State-regulated financial institution
- maintain a copy of the verification report and any paystubs provided to the third-party service provider in the mortgage file

## Bulletin Details, continued

### Leasehold Estates

For LPA mortgages secured by leasehold estates, we updated requirements to state that the lease is not required to include a notice of default provision if the property is located in Maryland and applicable state law provides for all lessors to register residential leases with the state and requires the lessor to send written notice of default to the leasehold mortgagee no less than 30 days prior to the lessor filing an action of possession.

### Condo Project Advisor

For LPA loans, we revised Condo Project Advisor requirements to reflect that a condominium unit in a condominium project with Condo Project Advisor (PAR) findings is not eligible, regardless of status (a new overlay). We anticipate aligning with Freddie Mac on this topic in the near future.

**Note:** Condo Project Advisor PAR allows authorized lenders to submit the name of a condominium project in Condo Project Advisor and obtain feedback (referred to as the “PAR findings”) regarding the project’s compliance with the project review requirements assessed by Condo Product Advisor.

### Before and After Matrix

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

### Revised Materials

Click [Condominium and PUD Approval Requirements Standard](#), [Agency Loan Standard](#), and [Agency Overlay Matrix](#) to review the revised product materials.

### Former Standards

See the before and after matrix 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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