

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards	Revised Standards <small>(See COR25-017 for the Applicable Effective Dates of These Revisions)</small>																																							
Age of Tax Return Requirements	Correspondent Section 2.01 Agency Loan Standard	<ul style="list-style-type: none"> Standard Agency (LPA) Agency Plus (LPA) Agency Plus Select (LPA) Home Possible® (LPA) Texas Section 50(a)(6) Mortgages (LPA) 	<p>Income / General Income Documentation Requirements</p> <p>Freddie Mac LPA Follow LPA requirements, which are as follows:</p> <ul style="list-style-type: none"> General Documentation Requirements <p style="color: red; font-style: italic;"><i>Note: Below is an EXCERPT only of the requirements from the above referenced section.</i></p> <ul style="list-style-type: none"> Tax Returns and Tax Return Information: Documentation and Verification Requirements <p style="color: red; font-style: italic;"><i>Note: Below is an EXCERPT only of the requirements from the above referenced section.</i></p> <ul style="list-style-type: none"> Age of Tax Return Requirements <ul style="list-style-type: none"> The most recent federal income tax return is the last tax return, individual and/or business, that was filed with the IRS by the borrower and, if applicable, the borrower's business. Lenders are encouraged to always confirm with the borrower that the tax returns provided are the tax returns most recently filed with the IRS. The lender must determine the stable monthly income which may require additional documentation and analysis. Refer to the "Additional Supporting Documentation for Business and Income Analysis" subsection in the "Self-Employment Income" subtopic, subsequently presented in this document, for additional guidance about self-employed income and supporting documentation when the tax returns for the most recent calendar year are not yet available. At a minimum, the following date and documentation requirements must be met, based on the application received date and the note date for the mortgage: <ul style="list-style-type: none"> For Mortgages with Note Dates on or after November 1, 2023 	<p>Income / General Income Documentation Requirements</p> <p>Freddie Mac LPA Follow LPA requirements, which are as follows:</p> <ul style="list-style-type: none"> General Documentation Requirements <p style="color: red; font-style: italic;"><i>Note: Below is an EXCERPT only of the requirements from the above referenced section.</i></p> <ul style="list-style-type: none"> Tax Returns and Tax Return Information: Documentation and Verification Requirements <p style="color: red; font-style: italic;"><i>Note: Below is an EXCERPT only of the requirements from the above referenced section.</i></p> <ul style="list-style-type: none"> Age of Tax Return Requirements <ul style="list-style-type: none"> The most recent federal income tax return is the last tax return, individual and/or business, that was filed with the IRS by the borrower and, if applicable, the borrower's business. Lenders are encouraged to always confirm with the borrower that the tax returns provided are the tax returns most recently filed with the IRS. The lender must determine the stable monthly income which may require additional documentation and analysis. Refer to the "Additional Supporting Documentation for Business and Income Analysis" subsection in the "Self-Employment Income" subtopic, subsequently presented in this document, for additional guidance about self-employed income and supporting documentation when the tax returns for the most recent calendar year are not yet available. At a minimum, the following date and documentation requirements must be met, based on the application received date and the note date for the mortgage: <ul style="list-style-type: none"> For Mortgages with Note Dates on or after November 1, 2024 																																							
			<table border="1" style="width: 100%; border-collapse: collapse; margin: 10px auto;"> <thead> <tr style="background-color: #2c3e50; color: white;"> <th style="width: 25%;">Application Received Date</th> <th style="width: 25%;">Note Date</th> <th style="width: 50%;">Age of Tax Return and Other Documentation Requirements</th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;">Before: April 15, 2024</td> <td style="vertical-align: top;">On or after: November 1, 2023</td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> Most recent federal income tax return(s) filed with the IRS The most recent tax return(s) must be no older than 2022 </td> </tr> <tr> <td style="vertical-align: top;">On or after: April 15, 2024</td> <td style="vertical-align: top;">Before: May 31, 2024</td> <td style="vertical-align: top;">If the borrower has not filed the 2023 tax return(s) with the IRS:</td> </tr> <tr> <td style="vertical-align: top;">All</td> <td style="vertical-align: top;">On or after: May 31, 2024</td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> The most recent tax returns must be no older than 2022 The lender must obtain: <ul style="list-style-type: none"> IRS confirmation </td> </tr> <tr> <td style="vertical-align: top;">Before: April 15, 2025</td> <td style="vertical-align: top;">On or after: November 1, 2024</td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> Most recent federal income tax return(s) filed with the IRS The most recent tax return(s) must be no older than 2023 </td> </tr> <tr> <td style="vertical-align: top;">On or after: April 15, 2025</td> <td style="vertical-align: top;">Before: May 31, 2025</td> <td style="vertical-align: top;">If the borrower has not filed the 2024 tax return(s) with the IRS:</td> </tr> <tr> <td style="vertical-align: top;">All</td> <td style="vertical-align: top;">On or after: May 31, 2025</td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> The most recent tax returns must be no older than 2023 The lender must obtain: <ul style="list-style-type: none"> IRS confirmation </td> </tr> <tr> <td style="vertical-align: top;">Before: April 15, 2025</td> <td style="vertical-align: top;">On or after: November 1, 2025</td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> The most recent tax returns must be no older than 2023 The lender must obtain: <ul style="list-style-type: none"> IRS confirmation </td> </tr> </tbody> </table>	Application Received Date	Note Date	Age of Tax Return and Other Documentation Requirements	Before: April 15, 2024	On or after: November 1, 2023	<ul style="list-style-type: none"> Most recent federal income tax return(s) filed with the IRS The most recent tax return(s) must be no older than 2022 	On or after: April 15, 2024	Before: May 31, 2024	If the borrower has not filed the 2023 tax return(s) with the IRS:	All	On or after: May 31, 2024	<ul style="list-style-type: none"> The most recent tax returns must be no older than 2022 The lender must obtain: <ul style="list-style-type: none"> IRS confirmation 	Before: April 15, 2025	On or after: November 1, 2024	<ul style="list-style-type: none"> Most recent federal income tax return(s) filed with the IRS The most recent tax return(s) must be no older than 2023 	On or after: April 15, 2025	Before: May 31, 2025	If the borrower has not filed the 2024 tax return(s) with the IRS:	All	On or after: May 31, 2025	<ul style="list-style-type: none"> The most recent tax returns must be no older than 2023 The lender must obtain: <ul style="list-style-type: none"> IRS confirmation 	Before: April 15, 2025	On or after: November 1, 2025	<ul style="list-style-type: none"> The most recent tax returns must be no older than 2023 The lender must obtain: <ul style="list-style-type: none"> IRS confirmation 	<table border="1" style="width: 100%; border-collapse: collapse; margin: 10px auto;"> <thead> <tr style="background-color: #2c3e50; color: white;"> <th style="width: 25%;">Application Received Date</th> <th style="width: 25%;">Note Date</th> <th style="width: 50%;">Age of Tax Return and Other Documentation Requirements</th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;">Before: April 15, 2025</td> <td style="vertical-align: top;">On or after: November 1, 2024</td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> Most recent federal income tax return(s) filed with the IRS The most recent tax return(s) must be no older than 2023 </td> </tr> <tr> <td style="vertical-align: top;">On or after: April 15, 2025</td> <td style="vertical-align: top;">Before: May 31, 2025</td> <td style="vertical-align: top;">If the borrower has not filed the 2024 tax return(s) with the IRS:</td> </tr> <tr> <td style="vertical-align: top;">All</td> <td style="vertical-align: top;">On or after: May 31, 2025</td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> The most recent tax returns must be no older than 2023 The lender must obtain: <ul style="list-style-type: none"> IRS confirmation </td> </tr> <tr> <td style="vertical-align: top;">Before: April 15, 2025</td> <td style="vertical-align: top;">On or after: November 1, 2025</td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> The most recent tax returns must be no older than 2023 The lender must obtain: <ul style="list-style-type: none"> IRS confirmation </td> </tr> </tbody> </table>	Application Received Date	Note Date	Age of Tax Return and Other Documentation Requirements	Before: April 15, 2025	On or after: November 1, 2024	<ul style="list-style-type: none"> Most recent federal income tax return(s) filed with the IRS The most recent tax return(s) must be no older than 2023 	On or after: April 15, 2025	Before: May 31, 2025	If the borrower has not filed the 2024 tax return(s) with the IRS:	All	On or after: May 31, 2025	<ul style="list-style-type: none"> The most recent tax returns must be no older than 2023 The lender must obtain: <ul style="list-style-type: none"> IRS confirmation 	Before: April 15, 2025	On or after: November 1, 2025	<ul style="list-style-type: none"> The most recent tax returns must be no older than 2023 The lender must obtain: <ul style="list-style-type: none"> IRS confirmation
Application Received Date	Note Date	Age of Tax Return and Other Documentation Requirements																																									
Before: April 15, 2024	On or after: November 1, 2023	<ul style="list-style-type: none"> Most recent federal income tax return(s) filed with the IRS The most recent tax return(s) must be no older than 2022 																																									
On or after: April 15, 2024	Before: May 31, 2024	If the borrower has not filed the 2023 tax return(s) with the IRS:																																									
All	On or after: May 31, 2024	<ul style="list-style-type: none"> The most recent tax returns must be no older than 2022 The lender must obtain: <ul style="list-style-type: none"> IRS confirmation 																																									
Before: April 15, 2025	On or after: November 1, 2024	<ul style="list-style-type: none"> Most recent federal income tax return(s) filed with the IRS The most recent tax return(s) must be no older than 2023 																																									
On or after: April 15, 2025	Before: May 31, 2025	If the borrower has not filed the 2024 tax return(s) with the IRS:																																									
All	On or after: May 31, 2025	<ul style="list-style-type: none"> The most recent tax returns must be no older than 2023 The lender must obtain: <ul style="list-style-type: none"> IRS confirmation 																																									
Before: April 15, 2025	On or after: November 1, 2025	<ul style="list-style-type: none"> The most recent tax returns must be no older than 2023 The lender must obtain: <ul style="list-style-type: none"> IRS confirmation 																																									
Application Received Date	Note Date	Age of Tax Return and Other Documentation Requirements																																									
Before: April 15, 2025	On or after: November 1, 2024	<ul style="list-style-type: none"> Most recent federal income tax return(s) filed with the IRS The most recent tax return(s) must be no older than 2023 																																									
On or after: April 15, 2025	Before: May 31, 2025	If the borrower has not filed the 2024 tax return(s) with the IRS:																																									
All	On or after: May 31, 2025	<ul style="list-style-type: none"> The most recent tax returns must be no older than 2023 The lender must obtain: <ul style="list-style-type: none"> IRS confirmation 																																									
Before: April 15, 2025	On or after: November 1, 2025	<ul style="list-style-type: none"> The most recent tax returns must be no older than 2023 The lender must obtain: <ul style="list-style-type: none"> IRS confirmation 																																									

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards				Revised Standards (See <u>COR25-017</u> for the Applicable Effective Dates of These Revisions)			
					verifying tax transcript(s) are not yet available for the tax return(s) (individual, and business, if applicable) from the 2023 tax year ^{1,2} ; and <ul style="list-style-type: none"> Evidence of completed IRS tax filing extension(s) for the 2023 tax year (e.g., if using IRS tax extension forms to evidence tax filing extension, include IRS Form(s) 4868 and/or 7004, as applicable)³ 				verifying tax transcript(s) are not yet available for the tax return(s) (individual, and business, if applicable) from the 2024 tax year ^{1,2} ; and <ul style="list-style-type: none"> Evidence of completed IRS tax filing extension(s) for the 2024 tax year (e.g., if using IRS tax extension forms to evidence tax filing extension, include IRS Form(s) 4868 and/or 7004, as applicable)³ 	
			All	On or after: November 1, 2024	<ul style="list-style-type: none"> The most recent tax return(s) must be no older than 2023, regardless of other factors such as tax filing extension status or IRS tax filing deadline relief status. 			All	On or after: November 1, 2025	<ul style="list-style-type: none"> The most recent tax return(s) must be no older than 2024, regardless of other factors such as tax filing extension status or IRS tax filing deadline relief status.
			¹ If the IRS extends the tax filing due date, the IRS confirmation is required for mortgages with application received dates on or after the IRS income tax filing due date, or May 31, 2024, whichever occurs first; and note dates on or after the last day of the month following the IRS income tax filing due date, or June 30, 2024, whichever occurs first.				¹ If the IRS extends the tax filing due date, the IRS confirmation is required for mortgages with application received dates on or after the IRS income tax filing due date, or May 31, 2025 , whichever occurs first; and note dates on or after the last day of the month following the IRS income tax filing due date, or June 30, 2025 , whichever occurs first.			
			² Alternative documentation is acceptable in lieu of the IRS confirmation that tax transcript(s) are not yet available for the business tax return(s), as follows:				² Alternative documentation is acceptable in lieu of the IRS confirmation that tax transcript(s) are not yet available for the business tax return(s), as follows:			

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards	Revised Standards (See <u>COR25-017</u> for the Applicable Effective Dates of These Revisions)
			<ul style="list-style-type: none"> Confirmation business tax returns were filed after IRS filing due date for the prior year(s) (e.g., 2022 business tax return in file was signed later in the year (e.g., October)) or documentation from third-party tax return preparer confirming 2023 business return has not yet been filed; and Documented evidence of continued income stability using at least one of the examples listed in the “Self-Employment Income/Additional Supporting Documentation for Business and Income Analysis” requirements, subsequently presented in this document, in the row labeled “Business and/or individual tax return(s) – most recent calendar year not yet available.” <p>³ If the IRS extends the tax filing due date, evidence of the completed IRS tax filing extension is required for mortgages with application received dates on or after the IRS income tax filing due date and note dates on or after the last day of the month following the IRS income tax filing due date</p> <ul style="list-style-type: none"> For mortgages using automated income assessment with Loan Product Advisor using tax data, see “Automated Income Assessment with Loan Product Advisor Using Tax Data” in the “Freddie Mac LPA Loans” subtopic subsequently presented in the “Underwriting the Borrower” topic for age of tax return requirements. For Mortgages with Note Dates before November 1, 2023 and Settlement Dates (i.e., the date the loan is purchased by Freddie Mac) on or after February 7, 2024 Apply the age of tax return and other documentation requirements as shown in the table above; however, the prior calendar year may replace the calendar year shown in the table. For mortgages using automated income assessment with Loan Product Advisor using tax data, see “Automated Income Assessment with Loan Product Advisor Using Tax Data” in the “Freddie Mac LPA Loans” subtopic subsequently presented in the “Underwriting the Borrower” topic for age of tax return requirements. <p style="text-align: center;"><i>All other currently published requirements in this section remain the same.</i></p> <hr/> <p>Underwriting the Borrower / Freddie Mac LPA Loans</p> <p>Freddie Mac LPA Follow LPA requirements, which are as follows:</p> <p><i>Note: Below is an EXCERPT only of the requirements from the above referenced section.</i></p> <ul style="list-style-type: none"> Automated Income and Asset Assessment with Loan Product Advisor 	<ul style="list-style-type: none"> Confirmation business tax returns were filed after IRS filing due date for the prior year(s) (e.g., <u>2023</u> business tax return in file was signed later in the year (e.g., October)) or documentation from third-party tax return preparer confirming <u>2024</u> business return has not yet been filed; and Documented evidence of continued income stability using at least one of the examples listed in the “Self-Employment Income/Additional Supporting Documentation for Business and Income Analysis” requirements, subsequently presented in this document, in the row labeled “Business and/or individual tax return(s) – most recent calendar year not yet available.” <p>³ If the IRS extends the tax filing due date, evidence of the completed IRS tax filing extension is required for mortgages with application received dates on or after the IRS income tax filing due date and note dates on or after the last day of the month following the IRS income tax filing due date</p> <ul style="list-style-type: none"> For mortgages using automated income assessment with Loan Product Advisor using tax data, see “Automated Income Assessment with Loan Product Advisor Using Tax Data” in the “Freddie Mac LPA Loans” subtopic subsequently presented in the “Underwriting the Borrower” topic for age of tax return requirements. For Mortgages with Note Dates before November 1, <u>2024</u> and Settlement Dates (i.e., the date the loan is purchased by Freddie Mac) on or after February 5, 2025 Apply the age of tax return and other documentation requirements as shown in the table above; however, the prior calendar year may replace the calendar year shown in the table. For mortgages using automated income assessment with Loan Product Advisor using tax data, see “Automated Income Assessment with Loan Product Advisor Using Tax Data” in the “Freddie Mac LPA Loans” subtopic subsequently presented in the “Underwriting the Borrower” topic for age of tax return requirements. <p style="text-align: center;"><i>All other currently published requirements in this section remain the same.</i></p> <hr/> <p>Underwriting the Borrower / Freddie Mac LPA Loans</p> <p>Freddie Mac LPA Follow LPA requirements, which are as follows:</p> <p><i>Note: Below is an EXCERPT only of the requirements from the above referenced section.</i></p> <ul style="list-style-type: none"> Automated Income and Asset Assessment with Loan Product Advisor

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards	Revised Standards <small>(See COR25-017 for the Applicable Effective Dates of These Revisions)</small>																						
			<p><i>Note: Below is an EXCERPT only of the requirements from the above referenced section.</i></p> <ul style="list-style-type: none"> Automated Income Assessment with Loan Product Advisor Using Tax Data <p><i>Note: Below is an EXCERPT only of the requirements from the above referenced section.</i></p> <ul style="list-style-type: none"> Documentation Requirements <ul style="list-style-type: none"> For mortgages underwritten with self-employed income that is eligible for representation and warranty relief described in the “Representation and Warranty Relief and Additional Requirements” subsection previously presented in this subtopic, the documentation requirements below must be met. <p><i>Note: Below is an EXCERPT only of the requirements from the above referenced section.</i></p> <ul style="list-style-type: none"> Age of Tax Data Requirements <ul style="list-style-type: none"> The following date and documentation requirements (as described in the “Federal Income Tax Return and Tax Transcript Requirements” subsection above) for 2022 and 2023 federal income tax return(s) or tax transcripts must be met, based on the application received date and the note date for the mortgage: <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr style="background-color: #2c3e50; color: white;"> <th style="width: 15%;">Application Received Date</th> <th style="width: 15%;">Note Date</th> <th style="width: 70%;">Age of Tax Return(s) and Other Documentation Requirements</th> </tr> </thead> <tbody> <tr> <td>Before: April 15, 2024</td> <td>Before: May 31, 2024</td> <td> <ul style="list-style-type: none"> Most recent federal income tax return(s) filed with the IRS or tax transcripts The most recent tax return(s) or tax transcripts must be no older than 2022 </td> </tr> <tr> <td>On or after: April 15, 2024</td> <td>Before: May 31, 2024</td> <td rowspan="2"> If borrower has not filed the 2023 tax return(s) with the IRS: <ul style="list-style-type: none"> The most recent tax return(s) must be no older than 2022 The lender must obtain: <ul style="list-style-type: none"> IRS confirmation verifying transcript(s) are not yet available for the tax returns (individual and business as applicable) from the 2023 tax year¹, and Evidence of </td> </tr> <tr> <td>All</td> <td> On or after: May 31, 2024 Before: November 1, 2024 </td> </tr> </tbody> </table>	Application Received Date	Note Date	Age of Tax Return(s) and Other Documentation Requirements	Before: April 15, 2024	Before: May 31, 2024	<ul style="list-style-type: none"> Most recent federal income tax return(s) filed with the IRS or tax transcripts The most recent tax return(s) or tax transcripts must be no older than 2022 	On or after: April 15, 2024	Before: May 31, 2024	If borrower has not filed the 2023 tax return(s) with the IRS: <ul style="list-style-type: none"> The most recent tax return(s) must be no older than 2022 The lender must obtain: <ul style="list-style-type: none"> IRS confirmation verifying transcript(s) are not yet available for the tax returns (individual and business as applicable) from the 2023 tax year¹, and Evidence of 	All	On or after: May 31, 2024 Before: November 1, 2024	<p><i>Note: Below is an EXCERPT only of the requirements from the above referenced section.</i></p> <ul style="list-style-type: none"> Automated Income Assessment with Loan Product Advisor Using Tax Data <p><i>Note: Below is an EXCERPT only of the requirements from the above referenced section.</i></p> <ul style="list-style-type: none"> Documentation Requirements <ul style="list-style-type: none"> For mortgages underwritten with self-employed income that is eligible for representation and warranty relief described in the “Representation and Warranty Relief and Additional Requirements” subsection previously presented in this subtopic, the documentation requirements below must be met. <p><i>Note: Below is an EXCERPT only of the requirements from the above referenced section.</i></p> <ul style="list-style-type: none"> Age of Tax Data Requirements <ul style="list-style-type: none"> The following date and documentation requirements (as described in the “Federal Income Tax Return and Tax Transcript Requirements” subsection above) for 2023 and 2024 federal income tax return(s) or tax transcripts must be met, based on the application received date and the note date for the mortgage: <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr style="background-color: #2c3e50; color: white;"> <th style="width: 15%;">Application Received Date</th> <th style="width: 15%;">Note Date</th> <th style="width: 70%;">Age of Tax Return(s) and Other Documentation Requirements</th> </tr> </thead> <tbody> <tr> <td>Before: April 15, 2025</td> <td>Before: May 31, 2025</td> <td> <ul style="list-style-type: none"> Most recent federal income tax return(s) filed with the IRS or tax transcripts The most recent tax return(s) or tax transcripts must be no older than 2023 </td> </tr> <tr> <td>On or after: April 15, 2025</td> <td>Before: May 31, 2025</td> <td rowspan="2"> If borrower has not filed the 2024 tax return(s) with the IRS: <ul style="list-style-type: none"> The most recent tax return(s) must be no older than 2023 The lender must obtain: <ul style="list-style-type: none"> IRS confirmation verifying transcript(s) are not yet available for the tax returns (individual and business as applicable) from the 2024 tax year¹, and Evidence of </td> </tr> <tr> <td>All</td> <td> On or after: May 31, 2025 Before: November 1, 2025 </td> </tr> </tbody> </table>	Application Received Date	Note Date	Age of Tax Return(s) and Other Documentation Requirements	Before: April 15, 2025	Before: May 31, 2025	<ul style="list-style-type: none"> Most recent federal income tax return(s) filed with the IRS or tax transcripts The most recent tax return(s) or tax transcripts must be no older than 2023 	On or after: April 15, 2025	Before: May 31, 2025	If borrower has not filed the 2024 tax return(s) with the IRS: <ul style="list-style-type: none"> The most recent tax return(s) must be no older than 2023 The lender must obtain: <ul style="list-style-type: none"> IRS confirmation verifying transcript(s) are not yet available for the tax returns (individual and business as applicable) from the 2024 tax year¹, and Evidence of 	All	On or after: May 31, 2025 Before: November 1, 2025
Application Received Date	Note Date	Age of Tax Return(s) and Other Documentation Requirements																								
Before: April 15, 2024	Before: May 31, 2024	<ul style="list-style-type: none"> Most recent federal income tax return(s) filed with the IRS or tax transcripts The most recent tax return(s) or tax transcripts must be no older than 2022 																								
On or after: April 15, 2024	Before: May 31, 2024	If borrower has not filed the 2023 tax return(s) with the IRS: <ul style="list-style-type: none"> The most recent tax return(s) must be no older than 2022 The lender must obtain: <ul style="list-style-type: none"> IRS confirmation verifying transcript(s) are not yet available for the tax returns (individual and business as applicable) from the 2023 tax year¹, and Evidence of 																								
All	On or after: May 31, 2024 Before: November 1, 2024																									
Application Received Date	Note Date	Age of Tax Return(s) and Other Documentation Requirements																								
Before: April 15, 2025	Before: May 31, 2025	<ul style="list-style-type: none"> Most recent federal income tax return(s) filed with the IRS or tax transcripts The most recent tax return(s) or tax transcripts must be no older than 2023 																								
On or after: April 15, 2025	Before: May 31, 2025	If borrower has not filed the 2024 tax return(s) with the IRS: <ul style="list-style-type: none"> The most recent tax return(s) must be no older than 2023 The lender must obtain: <ul style="list-style-type: none"> IRS confirmation verifying transcript(s) are not yet available for the tax returns (individual and business as applicable) from the 2024 tax year¹, and Evidence of 																								
All	On or after: May 31, 2025 Before: November 1, 2025																									

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards				Revised Standards (See COR25-017 for the Applicable Effective Dates of These Revisions)			
					<p>completed IRS tax filing extension(s) for 2023 tax year³;</p> <ul style="list-style-type: none"> IRS Form(s) 4868 for the individual tax return, and Documented IRS tax filing extension for the business tax return, if applicable (e.g., IRS Form 7004) <p>Note: If tax transcripts are used to calculate income, transcripts from previous years cannot be used for the automated assessment. The most recent year must be obtained.</p>			<p>completed IRS tax filing extension(s) for 2024 tax year³;</p> <ul style="list-style-type: none"> IRS Form(s) 4868 for the individual tax return, and Documented IRS tax filing extension for the business tax return, if applicable (e.g., IRS Form 7004) <p>Note: If tax transcripts are used to calculate income, transcripts from previous years cannot be used for the automated assessment. The most recent year must be obtained.</p>		
			All	On or after: November 1, 2024	The most recent tax return(s) or tax transcripts must be no older than 2023, regardless of other factors such as a tax filing extension status or IRS tax filing deadline relief status	All	On or after: November 1, 2025	The most recent tax return(s) or tax transcripts must be no older than 2024 , regardless of other factors such as a tax filing extension status or IRS tax filing deadline relief status		
			<p>¹ If the IRS extends the tax filing due date, the IRS confirmation is required for mortgages with application received dates on or after the IRS income tax filing due date, or May 31, 2024, whichever occurs first; and note dates on or after the last day of the month following the IRS income tax filing due date, or June 30, 2024, whichever occurs first.</p> <p>² Alternative documentation is acceptable in lieu of the IRS confirmation that tax transcript(s) are not yet available for the business tax return(s), as follows:</p> <ul style="list-style-type: none"> Confirmation business tax returns were filed after IRS filing due date for the prior year(s) (e.g., 2022 business tax return in file was signed later in the year (e.g., October)) or documentation from third-party tax return preparer confirming 2023 business return has not yet been filed; and Documented evidence of continued income stability using at least one of the examples listed in the "Self-Employment Income/Business and Income Analysis" requirements, previously presented in this document, in the row labeled "Business and/or individual tax return(s) – most recent calendar year not yet available." Note: If 			<p>¹ If the IRS extends the tax filing due date, the IRS confirmation is required for mortgages with application received dates on or after the IRS income tax filing due date, or May 31, 2025, whichever occurs first; and note dates on or after the last day of the month following the IRS income tax filing due date, or June 30, 2025, whichever occurs first.</p> <p>² Alternative documentation is acceptable in lieu of the IRS confirmation that tax transcript(s) are not yet available for the business tax return(s), as follows:</p> <ul style="list-style-type: none"> Confirmation business tax returns were filed after IRS filing due date for the prior year(s) (e.g., 2023 business tax return in file was signed later in the year (e.g., October)) or documentation from third-party tax return preparer confirming 2024 business return has not yet been filed; and Documented evidence of continued income stability using at least one of the examples listed in the "Self-Employment Income/Business and Income Analysis" requirements, previously presented in this document, in the row labeled "Business and/or individual tax return(s) – most recent calendar year not yet available." Note: If 				

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards	Revised Standards (See <u>COR25-017</u> for the Applicable Effective Dates of These Revisions)
			<p style="text-align: center;">income representation and warranty relief is granted, evidence of continued income stability has been met. ³ If the IRS extends the tax filing due date, evidence of the completed IRS tax filing extension is required for mortgages with application received dates on or after the IRS income tax filing due date and note dates on or after the last day of the month following the IRS income tax filing due date.</p> <p style="text-align: center;"><i>All other currently published requirements in this section remain the same.</i></p>	<p style="text-align: center;">income representation and warranty relief is granted, evidence of continued income stability has been met. ³ If the IRS extends the tax filing due date, evidence of the completed IRS tax filing extension is required for mortgages with application received dates on or after the IRS income tax filing due date and note dates on or after the last day of the month following the IRS income tax filing due date.</p> <p style="text-align: center;"><i>All other currently published requirements in this section remain the same.</i></p>
Automated Collateral Evaluation (ACE)	Correspondent Section 2.01 Agency Loan Standard	<ul style="list-style-type: none"> Standard Agency (LPA) Agency Plus (LPA) Home Possible® (LPA) 	<p>Appraisal Requirements / Freddie Mac’s LPA Automated Collateral Evaluation (ACE)</p> <p>Freddie Mac LPA Follow LPA requirements, which are as follows:</p> <ul style="list-style-type: none"> Overview <ul style="list-style-type: none"> For certain Loan Product Advisor mortgages, the lender may receive the option to accept an appraisal waiver and originate the mortgage without an appraisal. If the lender accepts the appraisal waiver option, Freddie Mac will: <ul style="list-style-type: none"> Accept as the value of the mortgaged premises: <ul style="list-style-type: none"> The purchase price of the mortgaged premises, for purchase transactions; or The estimated value of the mortgaged premises, for refinance transactions Not exercise its remedies, including the issuance of repurchase requests, in connection with a breach of the lender’s selling representations and warranties related to the value, condition, and marketability of the mortgaged premises. For refinance transactions, the lender must have written procedures in place that prohibit changes to the estimated value in Loan Product Advisor for the purpose of obtaining an appraisal waiver or more favorable mortgage terms (e.g., avoiding mortgage insurance). The procedures must include a process for establishing the estimated value, which may include, but is not limited to, the use of the borrower’s estimated value, an Automated Valuation Model (AVM) or an online valuation tool or website. Process for Qualifying for and Accepting the Appraisal Waiver Offer <ul style="list-style-type: none"> For a mortgage to qualify for an appraisal waiver: <ul style="list-style-type: none"> The mortgage must be an Accept mortgage Upon evaluation by Loan Product Advisor, the last Feedback Certificate must indicate that the mortgage is eligible for representation and warranty relief with an appraisal waiver (this represents the "offer"). <p style="text-align: center;">Reference: See “ACE Messaging” below for additional information regarding the specific LPA messaging that indicates ACE eligibility.</p> Eligible Mortgages <ul style="list-style-type: none"> To be eligible for an appraisal waiver offer, the mortgage must: <ul style="list-style-type: none"> Be secured by a 1-unit dwelling, including a condominium unit Be secured by a primary residence or second home Meet the following occupancy and maximum loan-to-value (LTV)/total LTV (TLTV) ratio requirements: 	<p>Appraisal Requirements / Freddie Mac’s LPA Automated Collateral Evaluation (ACE)</p> <p>Freddie Mac LPA Follow LPA requirements, which are as follows:</p> <ul style="list-style-type: none"> ACE Overview <ul style="list-style-type: none"> For certain Loan Product Advisor mortgages, the lender may receive the option to accept an appraisal waiver and originate the mortgage without an appraisal. If the lender accepts the appraisal waiver option, Freddie Mac will: <ul style="list-style-type: none"> Accept as the value of the mortgaged premises as: <ul style="list-style-type: none"> The purchase price of the mortgaged premises, for purchase transactions, or The estimated value of the mortgaged premises, for refinance transactions Not exercise its remedies, including the issuance of repurchase requests, in connection with a breach of the lender’s selling representations and warranties related to the value, condition, and marketability of the mortgaged premises. For refinance transactions, the lender must have written procedures in place that prohibit changes to the estimated value in Loan Product Advisor for the purpose of obtaining an appraisal waiver or more favorable mortgage terms (e.g., avoiding mortgage insurance). The procedures must include a process for establishing the estimated value, which may include, but is not limited to, the use of the borrower’s estimated value, an Automated Valuation Model (AVM) or an online valuation tool or website. Process for Qualifying for and Accepting the Appraisal Waiver Offer <ul style="list-style-type: none"> For a mortgage to qualify for an appraisal waiver: <ul style="list-style-type: none"> The mortgage must be an Accept mortgage Upon evaluation by Loan Product Advisor, The last Feedback Certificate must indicate that the mortgage is eligible for representation and warranty relief with an appraisal waiver. (This represents the "offer.") <p style="text-align: center;">Reference: See “ACE Messaging” below for additional information regarding the specific LPA messaging that indicates ACE eligibility.</p> In lieu of accepting the appraisal waiver offer, the lender may deliver the mortgage with a PDR or an appraisal report if the eligibility requirements for ACE+ PDR or the selected appraisal type are met Eligible Mortgages <ul style="list-style-type: none"> To be eligible for an appraisal waiver offer, the mortgage must: <ul style="list-style-type: none"> Be secured by a 1-unit dwelling, including a condominium unit Be secured by a primary residence or second home

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards	Revised Standards (See <u>COR25-017</u> for the Applicable Effective Dates of These Revisions)																												
			<table border="1" style="width: 100%; border-collapse: collapse; margin-bottom: 10px;"> <thead> <tr style="background-color: #2c3e50; color: white;"> <th style="width: 30%;">Mortgage Purpose</th> <th style="width: 30%;">Occupancy Type</th> <th style="width: 40%;">Maximum LTV/TLTV Ratios</th> </tr> </thead> <tbody> <tr> <td>Purchase</td> <td>Primary residence or second home</td> <td>90%</td> </tr> <tr> <td>“No cash-out” refinance</td> <td>Primary residence or second home</td> <td>90%</td> </tr> <tr> <td rowspan="2">Cash-out refinance</td> <td>Primary residence</td> <td>70%</td> </tr> <tr> <td>Second home</td> <td>60%</td> </tr> </tbody> </table> <ul style="list-style-type: none"> • Ineligible Mortgages <ul style="list-style-type: none"> • The following mortgages are not eligible for an appraisal waiver: <ul style="list-style-type: none"> • Mortgages for which an appraisal has been obtained in connection with the mortgage • Texas Equity Section 50(a)(6) mortgages • <u>Agency Plus Select transactions</u> • Mortgages secured by one of the following: <ul style="list-style-type: none"> • A 2-4 unit property • An investment property • A leasehold estate • Mortgages secured by mortgaged premises subject to resale restrictions, excluding those subject to age-based resale restrictions • Mortgages secured by a property acquired in a non-arm's length transaction • Mortgages secured by a property where the property owner at the time of sale (i.e., the property seller) is a lender or a government entity • Mortgages with an estimate of value or purchase price greater than \$1,000,000 • GreenCHOICE Mortgages[®] • CHOICERenovation[®] Mortgages • In addition, lenders may not accept the appraisal waiver offer if any of the following apply: <ul style="list-style-type: none"> • The lender is required by law or regulation to obtain an appraisal • The lender is using rental income from an ADU on a subject 1-unit primary residence to qualify the borrower • The lender is aware of conditions that warrant an appraisal being obtained. Examples include, but are not limited to: <ul style="list-style-type: none"> • A contaminated site or hazardous substance affects the property or the neighborhood in which the property is located • Adverse physical property conditions that are apparent based on a review of the sales contract, property inspection, disclosure from the borrower, etc. • Acceptable Age of the Appraisal Waiver Offer <ul style="list-style-type: none"> • The appraisal waiver offer provided through the Loan Product Advisor Feedback Certificate message is valid for 120 days. If the offer is more than 120 days old on the note date, a resubmission to Loan Product Advisor is required to determine ongoing appraisal waiver eligibility. • Maintaining Appraisal Waiver Eligibility <ul style="list-style-type: none"> • If the lender changes loan data (e.g., address of the property, loan amount, purchase price, estimate of value, loan type, property type, occupancy of the property, etc.) in a subsequent submission, the original offer will become invalid, and Loan Product Advisor may provide a different appraisal waiver eligibility determination. 	Mortgage Purpose	Occupancy Type	Maximum LTV/TLTV Ratios	Purchase	Primary residence or second home	90%	“No cash-out” refinance	Primary residence or second home	90%	Cash-out refinance	Primary residence	70%	Second home	60%	<ul style="list-style-type: none"> • Meet the following occupancy and maximum loan-to-value (LTV)/total LTV (TLTV) ratio requirements: <table border="1" style="width: 100%; border-collapse: collapse; margin: 10px 0;"> <thead> <tr style="background-color: #2c3e50; color: white;"> <th style="width: 30%;">Mortgage Purpose</th> <th style="width: 30%;">Occupancy Type</th> <th style="width: 40%;">Maximum LTV/TLTV Ratios</th> </tr> </thead> <tbody> <tr> <td>Purchase</td> <td>Primary residence or second home</td> <td>90%</td> </tr> <tr> <td>“No cash-out” refinance</td> <td>Primary residence or second home</td> <td>90%</td> </tr> <tr> <td rowspan="2">Cash-out refinance</td> <td>Primary residence</td> <td>70%</td> </tr> <tr> <td>Second home</td> <td>60%</td> </tr> </tbody> </table> • Ineligible Mortgages <ul style="list-style-type: none"> • The following mortgages are ineligible for an appraisal waiver: <ul style="list-style-type: none"> • Mortgages for which an appraisal or a PDR has been obtained in connection with the mortgage • Texas Equity Section 50(a)(6) mortgages • Agency Plus Select transactions • Mortgages secured by one of the following: <ul style="list-style-type: none"> • A 2- to 4-unit property • An investment property • A leasehold estate • Mortgages secured by mortgaged premises subject to resale restrictions (excluding those subject to age-based resale restrictions) • Mortgages secured by a property acquired in a non-arm's length transaction • Mortgages secured by a property where the property owner at the time of sale (i.e., the property seller) is a lender or a government entity • Mortgages with an estimate of value or purchase price greater than \$1,000,000 • Agency Plus Select Mortgages • GreenCHOICE Mortgages[®] • CHOICERenovation[®] Mortgages • GreenCHOICE Mortgages[®] • Texas Equity Section 50(a)(6) Mortgages • Texas Section 50(f)(2) Mortgages • Conditions that Prevent the Lender from Accepting an Appraisal Waiver Offer <ul style="list-style-type: none"> • In addition, Lenders may not accept the appraisal waiver offer if: <ul style="list-style-type: none"> • The lender is required by law or regulation to obtain an appraisal is required by law or regulation • The lender is using Rental income from an ADU on a subject 1-unit primary residence is used to qualify the borrower • The lender is aware of conditions that warrant a PDR or an appraisal being obtained. Examples include, but are not limited to: <ul style="list-style-type: none"> • A contaminated site or hazardous substance that affects the property or the neighborhood in which the property is located • Adverse physical property conditions that are apparent based on a review of the sales contract, property inspection, disclosure from the borrower, etc. The lender may accept an appraisal waiver offer if the adverse physical property condition(s) is minor 	Mortgage Purpose	Occupancy Type	Maximum LTV/TLTV Ratios	Purchase	Primary residence or second home	90%	“No cash-out” refinance	Primary residence or second home	90%	Cash-out refinance	Primary residence	70%	Second home	60%
Mortgage Purpose	Occupancy Type	Maximum LTV/TLTV Ratios																														
Purchase	Primary residence or second home	90%																														
“No cash-out” refinance	Primary residence or second home	90%																														
Cash-out refinance	Primary residence	70%																														
	Second home	60%																														
Mortgage Purpose	Occupancy Type	Maximum LTV/TLTV Ratios																														
Purchase	Primary residence or second home	90%																														
“No cash-out” refinance	Primary residence or second home	90%																														
Cash-out refinance	Primary residence	70%																														
	Second home	60%																														

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards	Revised Standards (See <u>COR25-017</u> for the Applicable Effective Dates of These Revisions)
			<ul style="list-style-type: none"> Appraisal Waiver Eligibility in Disaster Areas <ul style="list-style-type: none"> If the mortgaged premises are located in a disaster area, the lender may accept an appraisal waiver offer if the lender can represent and warrant that the value and marketability of the mortgaged premises has not been adversely impacted. See the “Properties Affected by a Disaster” subtopic subsequently outlined in this document for property condition requirements. Lender Representation of Property Review or Valuation <ul style="list-style-type: none"> A lender that has accepted an appraisal waiver offer must not make any representation that Freddie Mac has performed a property review or obtained a valuation of the mortgaged premises. ACE Messaging <ul style="list-style-type: none"> If eligible for the automated collateral evaluation, the Feedback Certificate will include the following messages in the “Property & Appraisal” section: <ul style="list-style-type: none"> <i>“Loan is eligible for collateral representation and warranty relief with an appraisal waiver through [Appraisal Alternative Eligibility Expiration Date]. The submitted value estimate or purchase price is accepted as the value of the subject property; an appraisal is not required and Seller will be relieved of representations and warranties related to value, condition and marketability. If an appraisal is obtained, it must be submitted to the UCDP, and the associated loan will not be eligible for an appraisal waiver.”</i> <i>“This loan is eligible for an appraisal waiver. If the waiver is not accepted an appraisal is required.”</i> 	<p>(e.g., minor cracks in windows, damaged or missing trim), and the subject property condition meets Freddie Mac's property eligibility requirements. If the adverse physical property condition(s) is not minor (e.g., active roof leaks, damaged or failing foundation), a PDR or an appraisal is required.</p> <ul style="list-style-type: none"> Acceptable Age of the Appraisal Waiver Offer <ul style="list-style-type: none"> The appraisal waiver offer provided through the Loan Product Advisor Feedback Certificate message is valid for 120 days. If the offer is more than 120 days old on the note date, a resubmission to Loan Product Advisor is required to determine ongoing appraisal waiver eligibility. Data Changes that Impact Appraisal Waiver Eligibility <ul style="list-style-type: none"> If the lender changes loan data (e.g., address of the property, loan amount, purchase price, estimate of value, loan type, property type, occupancy of the property, etc.) in a subsequent submission, the original offer will become invalid, and Loan Product Advisor may provide a different appraisal waiver eligibility determination. Appraisal Waiver Eligibility in Disaster Areas <ul style="list-style-type: none"> If the mortgaged premises are located in a disaster area, the Lenders may accept an appraisal waiver offer for properties located in disaster areas if the lender can represent and warrant that the value and marketability of the mortgaged premises has not been adversely impacted. See the “Properties Affected by a Disaster” subtopic subsequently outlined in this document for property condition requirements. Lender Representation of Property Review or Valuation <ul style="list-style-type: none"> A lender that has accepted an appraisal waiver offer must not make any representation that Freddie Mac has performed a property review or obtained a valuation of the mortgaged premises. ACE Messaging <ul style="list-style-type: none"> If eligible for the automated collateral evaluation, the Feedback Certificate will include the following messages in the “Property & Appraisal” section: <ul style="list-style-type: none"> <i>“Loan is eligible for collateral representation and warranty relief with an appraisal waiver through <<Appraisal Alternative Eligibility Expiration Date>>. The submitted value estimate or purchase price is accepted as the value of the subject property; an appraisal is not required, and Seller will be relieved of representations and warranties related to value, condition and marketability.” If an appraisal is obtained, it must be submitted to the UCDP, and the associated loan will not be eligible for an appraisal waiver.”</i> <i>“Loan is eligible for an appraisal waiver. If the waiver is not accepted, a property data report or appraisal is required.”</i>
Automated Collateral Evaluation (ACE)+ Property Data Report (PDR)	Correspondent Section 2.01 Agency Loan Standard	<ul style="list-style-type: none"> Standard Agency (LPA) Agency Plus (LPA) Home Possible® (LPA) 	<p>Appraisal Requirements / Freddie Mac’s LPA Automated Collateral Evaluation+ Property Data Report (ACE+ PDR)</p> <p>Truist Note: Loans originated with an ACE+ PDR, including a PDR upgraded to hybrid Form 70H, <i>Uniform Residential Appraisal Report (Hybrid)</i>, must be underwritten by the Correspondent lender (approved by Truist for delegated underwriting authority). Loans originated with an ACE+ PDR are not eligible for purchase if Truist underwrites the loan.</p> <p>Freddie Mac LPA Follow LPA requirements, which are as follows:</p>	<p>Appraisal Requirements / Freddie Mac’s LPA Automated Collateral Evaluation+ Property Data Report (ACE+ PDR)</p> <p>Truist Note: Loans originated with an ACE+ PDR, including a PDR upgraded to hybrid Form 70H, <i>Uniform Residential Appraisal Report (Hybrid)</i> or Form 465H, Individual Condominium Unit Appraisal Report (Hybrid), must be underwritten by the Correspondent lender (approved by Truist for delegated underwriting authority). Loans originated with an ACE+ PDR are not eligible for purchase if Truist underwrites the loan.</p> <p>Freddie Mac LPA Follow LPA requirements, which are as follows:</p>

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards	Revised Standards (See <u>COR25-017</u> for the Applicable Effective Dates of These Revisions)																												
			<ul style="list-style-type: none"> • Overview <ul style="list-style-type: none"> • For certain Loan Product Advisor® mortgages, the lender may receive the option to accept ACE+ PDR and originate the mortgage with a PDR. • If the lender accepts the ACE+ PDR option, Freddie Mac will: <ul style="list-style-type: none"> • Accept as the value of the mortgaged premises: <ul style="list-style-type: none"> • The purchase price of the mortgaged premises, for purchase transactions; or • The estimated value of the mortgaged premises, for refinance transactions • Not exercise its remedies, including the issuance of repurchase requests, in connection with a breach of the Lender's selling representations and warranties related to the value of the mortgaged premises. • For refinance transactions, the lender must have written procedures in place that prohibit changes to the estimated value in Loan Product Advisor for the purpose of obtaining ACE+ PDR or more favorable mortgage terms (e.g., avoiding mortgage insurance). • The procedures must include a process for establishing the estimated value, which may include, but is not limited to, the use of the borrower's estimated value, an Automated Valuation Model (AVM) or an online valuation tool or website. • Process for Qualifying for and Accepting the ACE+ PDR Offer <ul style="list-style-type: none"> • For a mortgage to qualify for ACE+ PDR: <ul style="list-style-type: none"> • The mortgage must be an Accept mortgage. • Upon evaluation by Loan Product Advisor, the last Feedback Certificate must indicate that the mortgage is eligible for representation and warranty relief with ACE+ PDR (this represents the "offer"). <p style="margin-left: 40px;">Reference: See "ACE+ PDR Messaging" below for additional information regarding the specific LPA messaging that indicates ACE+ PDR eligibility.</p> • Eligible Mortgages <ul style="list-style-type: none"> • To be eligible for an ACE+ PDR offer, the mortgage must: <ul style="list-style-type: none"> • Be secured by a 1-unit dwelling • Be secured by a primary residence or second home • Meet the following occupancy and maximum loan-to-value (LTV)/total LTV (TLTV) ratio requirements: <table border="1" style="margin-left: 40px; border-collapse: collapse; width: 100%;"> <thead> <tr style="background-color: #2c3e50; color: white;"> <th style="width: 33%;">Mortgage Purpose</th> <th style="width: 33%;">Occupancy Type</th> <th style="width: 33%;">Maximum LTV/TLTV Ratios</th> </tr> </thead> <tbody> <tr> <td>Purchase</td> <td>Primary residence or second home</td> <td>Program Limits¹</td> </tr> <tr> <td>"No cash-out" refinance</td> <td>Primary residence or second home</td> <td>90%</td> </tr> <tr> <td rowspan="2">Cash-out refinance</td> <td>Primary residence</td> <td>70%</td> </tr> <tr> <td>Second home</td> <td>60%</td> </tr> </tbody> </table> <p style="margin-left: 40px;">¹A TLTV ratio up to the program limits for the associated mortgage product.</p> • Ineligible Mortgages <ul style="list-style-type: none"> • The following mortgages are not eligible for ACE+ PDR: <ul style="list-style-type: none"> • Mortgages for which an appraisal has been obtained in connection with the mortgage • Texas Equity Section 50(a)(6) mortgages 	Mortgage Purpose	Occupancy Type	Maximum LTV/TLTV Ratios	Purchase	Primary residence or second home	Program Limits ¹	"No cash-out" refinance	Primary residence or second home	90%	Cash-out refinance	Primary residence	70%	Second home	60%	<ul style="list-style-type: none"> • ACE+ PDR Overview <ul style="list-style-type: none"> • For certain Loan Product Advisor® mortgages, the lender may receive the option to accept ACE+ PDR and originate the mortgage with a PDR. • If the lender accepts the ACE+ PDR option, Freddie Mac will: <ul style="list-style-type: none"> • Accept as the value of the mortgaged premises: <ul style="list-style-type: none"> • The purchase price of the mortgaged premises, for purchase <u>transactions</u>, or • The estimated value of the mortgaged premises, for refinance transactions • Not exercise its remedies, including the issuance of repurchase requests, in connection with a breach of the <u>lender's</u> selling representations and warranties related to the value of the mortgaged premises. • For refinance transactions, the lender must have written procedures in place that prohibit changes to the estimated value in Loan Product Advisor for the purpose of obtaining ACE+ PDR or more favorable mortgage terms (e.g., avoiding mortgage insurance). • The procedures must include a process for establishing the estimated value, which may include, but is not limited to, the use of the borrower's estimated value, an Automated Valuation Model (AVM) or an online valuation tool or website. • Process for Qualifying for and Accepting the ACE+ PDR Offer <ul style="list-style-type: none"> • For a mortgage to qualify for ACE+ PDR: <ul style="list-style-type: none"> • The mortgage must be an Accept mortgage. • <u>Upon evaluation by Loan Product Advisor</u>, <u>The</u> last Feedback Certificate must indicate <u>that</u> the mortgage is eligible for representation and warranty relief with <u>ACE or ACE+ PDR</u>. <u>(This</u> represents the "offer."<u>)</u> <p style="margin-left: 40px;">Reference: See "ACE+ PDR Messaging" below for additional information regarding the specific LPA messaging that indicates ACE+ PDR eligibility.</p> • <u>In lieu of accepting the ACE+ PDR offer, the lender may deliver the mortgage with an appraisal report if the eligibility requirements for the selected appraisal type are met.</u> • Eligible Mortgages <ul style="list-style-type: none"> • To be eligible for an ACE+ PDR offer, the mortgage must: <ul style="list-style-type: none"> • Be secured by a 1-unit dwelling • Be secured by a primary residence or second home • Meet the following occupancy and maximum loan-to-value (LTV)/total LTV (TLTV) ratio requirements: <table border="1" style="margin-left: 40px; border-collapse: collapse; width: 100%;"> <thead> <tr style="background-color: #2c3e50; color: white;"> <th style="width: 33%;">Mortgage Purpose</th> <th style="width: 33%;">Occupancy Type</th> <th style="width: 33%;">Maximum LTV/TLTV Ratios</th> </tr> </thead> <tbody> <tr> <td>Purchase</td> <td>Primary residence or second home</td> <td>Program Limits¹</td> </tr> <tr> <td>"No cash-out" refinance</td> <td>Primary residence or second home</td> <td>90%</td> </tr> <tr> <td rowspan="2">Cash-out refinance</td> <td>Primary residence</td> <td>70%</td> </tr> <tr> <td>Second home</td> <td>60%</td> </tr> </tbody> </table> <p style="margin-left: 40px;">¹A TLTV ratio up to the program limits for the associated mortgage product.</p> • Ineligible Mortgages <ul style="list-style-type: none"> • The following mortgages are <u>ineligible</u> for ACE+ PDR: 	Mortgage Purpose	Occupancy Type	Maximum LTV/TLTV Ratios	Purchase	Primary residence or second home	Program Limits ¹	"No cash-out" refinance	Primary residence or second home	90%	Cash-out refinance	Primary residence	70%	Second home	60%
Mortgage Purpose	Occupancy Type	Maximum LTV/TLTV Ratios																														
Purchase	Primary residence or second home	Program Limits ¹																														
"No cash-out" refinance	Primary residence or second home	90%																														
Cash-out refinance	Primary residence	70%																														
	Second home	60%																														
Mortgage Purpose	Occupancy Type	Maximum LTV/TLTV Ratios																														
Purchase	Primary residence or second home	Program Limits ¹																														
"No cash-out" refinance	Primary residence or second home	90%																														
Cash-out refinance	Primary residence	70%																														
	Second home	60%																														

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards	Revised Standards (See <u>COR25-017</u> for the Applicable Effective Dates of These Revisions)
			<ul style="list-style-type: none"> • <u>Agency Plus Select transactions</u> • Mortgages secured by one of the following: <ul style="list-style-type: none"> • Investment properties • Leasehold Estates • Mortgages secured by mortgaged premises subject to resale restrictions, excluding those subject to age-based resale restrictions • Mortgages secured by a property acquired in a non-arm’s length transaction • Mortgages secured by a property where the property owner at the time of sale (i.e., the property seller) is a lender or government entity • Mortgages with an estimate of value or purchase price greater than \$1,000,000 • CHOICERenovation® Mortgages • GreenCHOICE Mortgages® • In addition, lenders may not accept the ACE+ PDR offer if any of the following apply: <ul style="list-style-type: none"> • The lender is required by law or regulation to obtain an appraisal • The lender is using rental income from an ADU on a subject 1-unit primary residence to qualify the borrower • The lender is aware of conditions that warrant an appraisal being obtained. • Acceptable Age of the ACE+ PDR Offer <ul style="list-style-type: none"> • The ACE+ PDR offer provided through the Loan Product Advisor Feedback Certificate message is valid for 120 days. If the offer is more than 120 days old on the note date, a resubmission to Loan Product Advisor is required to determine ongoing ACE+ PDR eligibility. • Maintaining ACE+ PDR Eligibility <ul style="list-style-type: none"> • If the lender changes loan data (e.g., address of the property, loan amount, purchase price, estimate of value, loan type, property type, occupancy of the property, etc.) in a subsequent submission, the original offer will become invalid, and Loan Product Advisor may provide a different eligibility determination. • ACE+ PDR Eligibility in Disaster Areas <ul style="list-style-type: none"> • If the mortgaged premises are located in a disaster area, the lender may accept an ACE+ PDR offer if the lender can represent and warrant that the value and marketability of the mortgaged premises has not been adversely impacted. See the “Properties Affected by a Disaster” subtopic subsequently presented in this document for property condition requirements. • Lender Representation of Property Review or Valuation <ul style="list-style-type: none"> • A lender that has accepted an ACE+ PDR offer must not make any representation that Freddie Mac has performed a property review or obtained a valuation of the mortgaged premises. • ACE+ PDR Messaging <ul style="list-style-type: none"> • If eligible for an ACE+ PDR offer, the Feedback Certificate will include the following messages in the “Property & Appraisal” section: <ul style="list-style-type: none"> • <i>“Loan is eligible for collateral representation and warranty relief with a property data report (ACE+ PDR) through [Appraisal Waiver Expiration Date]. The submitted value estimate is accepted as the value of the subject property; therefore, an appraisal is not required and Seller will be relieved of representations and warranties related to value. The loan must be delivered with Investor Feature Identifier J44 in Loan Selling Advisor.”</i> • <i>“Loan is eligible for a property data report (ACE+ PDR). An interior and exterior property data report (PDR) is the minimum assessment required for sale to Freddie Mac.”</i> 	<ul style="list-style-type: none"> • Mortgages for which an appraisal has been obtained in connection with the mortgage • Texas Equity Section 50(a)(6) mortgages • Agency Plus Select transactions • Mortgages secured by one of the following: <ul style="list-style-type: none"> • A 2- to 4-unit property • An investment property • A leasehold estate • Mortgages secured by mortgaged premises subject to resale restrictions, excluding those subject to age-based resale restrictions • Mortgages secured by a property acquired in a non-arm’s length transaction • Mortgages secured by a property where the property owner at the time of sale (i.e., the property seller) is a lender or government entity • Mortgages with an estimate of value or purchase price greater than \$1,000,000 • <u>Agency Plus Select Mortgages</u> • CHOICERenovation® Mortgages • GreenCHOICE Mortgages® • <u>Texas Equity Section 50(a)(6) Mortgages</u> • <u>Texas Section 50(f)(2) Mortgages</u> • Conditions that Prevent the Lender from Accepting the ACE+ PDR Offer <ul style="list-style-type: none"> • In addition, Lenders may not accept the ACE+ PDR offer if: <ul style="list-style-type: none"> • The lender is required by law or regulation to obtain an appraisal <u>is required by law or regulation</u> • The lender is using Rental income from an ADU on a subject 1-unit primary residence <u>is used</u> to qualify the borrower • The lender is aware of conditions that warrant an appraisal being obtained. • Acceptable Age of the ACE+ PDR Offer <ul style="list-style-type: none"> • The ACE+ PDR offer provided through the Loan Product Advisor Feedback Certificate message is valid for 120 days. If the offer is more than 120 days old on the note date, aresubmission to Loan Product Advisor is required to determine ongoing ACE+ PDR eligibility. • Data Changes that Impact ACE+ PDR Eligibility <ul style="list-style-type: none"> • If the lender changes loan data (e.g., address of the property, loan amount, purchase price, estimate of value, loan type, property type, occupancy of the property, etc.) in a subsequent submission, the original offer will become invalid, and Loan Product Advisor may provide a different eligibility determination. • ACE+ PDR Eligibility in Disaster Areas <ul style="list-style-type: none"> • If the mortgaged premises <u>is</u> located in a disaster area, the lender may accept an ACE+ PDR offer if the lender can represent and warrant that the value and marketability of the mortgaged premises has not been adversely impacted. See the “Properties Affected by a Disaster” subtopic subsequently presented in this document for property condition requirements. • Lender Representation of Property Review or Valuation <ul style="list-style-type: none"> • A lender that has accepted an ACE+ PDR offer must not make any representation that Freddie Mac has performed a property review or obtained a valuation of the mortgaged premises. • ACE+ PDR Messaging

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards	Revised Standards (See <u>COR25-017</u> for the Applicable Effective Dates of These Revisions)
			<ul style="list-style-type: none"> • ACE+ PDR Additional Requirements <ul style="list-style-type: none"> • Each mortgage delivered with a PDR must also comply with the additional requirements below. <ul style="list-style-type: none"> • Property Data Collector Qualifications and Lender Oversight <ul style="list-style-type: none"> • Property Data Collector Requirements <ul style="list-style-type: none"> • The lender is responsible for compliance with the Property Data Collector Independence Requirements (PDCIR), engagement of the property data collector and compliance with the Uniform Property Dataset (UPD) • The lender, or its authorized third party, must ensure the property data collector: <ul style="list-style-type: none"> • Is independent and unbiased and has no present or prospective interest or bias with respect to the transaction, the property or the participants to the transaction • Completes training in all aspects of property data collection and the Uniform Property Dataset (UPD) and passes an exam that evidences proficiency in property data collection, and • Performs all aspects of a property data collection including, but not limited to: <ul style="list-style-type: none"> • Identifying and reporting, with supporting photographs, any: <ul style="list-style-type: none"> • Property characteristics represented in the UPD; • Design features that impair the use of the subject property and cannot easily be changed (e.g., access to a bedroom only through another bedroom, etc.); and • Factors adjacent to the subject property that are atypical for the location (e.g., power lines, commercial site, industrial site, etc.) • Measuring the dwelling unit(s) and any other structures on the subject property to produce building sketches and floorplans in accordance with requirements. • Collecting a comprehensive set of photographs of the subject property, as described in the UPD. • Lender Oversight of Property Data Collectors <ul style="list-style-type: none"> • The lender, or its authorized third party, is responsible for the accuracy and reliability of the PDR and of any data provided by the property data collector to the appraiser. The lender, or its authorized third party, must have in place policies or procedures that: <ul style="list-style-type: none"> • Require property data collectors to undergo periodic background checks that include criminal background checks; • Require property data collectors to complete comprehensive training on preparing an accurate and thorough PDR; • Require the property data collector to comply with the same customer service standard or code of conduct with which employees and/or contractors of the lender, or its authorized third party, must comply • Include a process to continuously evaluate property data collectors, including monitoring and documenting performance to identify and remedy any recurring deficiencies, and discontinuing the use of chronically underperforming property data collectors; and • Include a process for providing continuing education when appropriate (e.g., in the event of significant changes to the UPD, the property data collection process, etc.) 	<ul style="list-style-type: none"> • The following initial messages will be displayed in the Feedback Certificate when a loan receives an ACE+ PDR offer: <ul style="list-style-type: none"> • <i>"The property data report must be submitted via the bACE API in order to be relieved of representations and warranties related to value. Loan is eligible for a property data report (ACE+ PDR) through <Appraisal Alternative Eligibility Expiration Date>."</i> • <i>"Loan is eligible for a property data report (ACE+ PDR). An interior and exterior property data report (PDR) is the minimum assessment required for sale to Freddie Mac."</i> • After the submission of the PDR to the Beyond ACE application programming interface (bACE API) (and resubmission of the loan to LPA), the following final messages (per the applicable scenario identified below) will be displayed in the Feedback Certificate in the "Property & Appraisal" section to indicate ACE+ PDR eligibility: <ul style="list-style-type: none"> • Scenario 1: No Additional Feedback in Response Messages: <ul style="list-style-type: none"> • <i>"Loan is eligible for collateral representation and warranty relief with a property data report (ACE+ PDR) through <<Appraisal Waiver Expiration Date>>. The submitted value estimate or purchase price is accepted as the value of the subject property; therefore, an appraisal is not required and Seller will be relieved of representations and warranties related to value." The loan must be delivered with Investor Feature Identifier J44 in Loan Selling Advisor."</i> • <i>"Loan is eligible for a property data report (ACE+ PDR). An interior and exterior property data report (PDR) is the minimum assessment required for sale to Freddie Mac."</i> • Scenario 2: Additional Feedback in Response Messages: <ul style="list-style-type: none"> • <i>"Loan is eligible for collateral representation and warranty relief with a property data report (ACE+ PDR) through <<Appraisal Waiver Expiration Date>>. The submitted value estimate or purchase price is accepted as the value of the subject property; therefore, an appraisal is not required and Seller will be relieved of representations and warranties related to value. Based on the property data submitted to bACE API, review all bACE API messaging for additional feedback and ensure that the mortgage is eligible for sale to Freddie Mac."</i> • <i>"Loan is eligible for a property data report (ACE+ PDR). An interior and exterior property data report (PDR) is the minimum assessment required for sale to Freddie Mac."</i> • Scenario 3: Response Messages Identify Required Repairs/Inspections: <ul style="list-style-type: none"> • <i>"Loan is eligible for collateral representation and warranty relief with a property data report (ACE+ PDR) through <Appraisal Waiver Expiration Date>. The submitted value estimate or purchase price is accepted as the value of the subject property; therefore, an appraisal is not required and Seller will be relieved of representations and warranties related to value. Based on the property data submitted to bACE API, ensure that any required repairs and/or inspections are completed prior to delivery."</i> • <i>"Loan is eligible for a property data report (ACE+ PDR). An interior and exterior property data report (PDR) is the minimum assessment required for sale to Freddie Mac."</i> • After the submission of the PDR to the bACE API (and resubmission of the loan to LPA), the following final messages will be displayed in the Feedback Certificate in the "Property & Appraisal" section to indicate the loan is no longer eligible for ACE+ PDR and an upgrade to a hybrid appraisal report is required: <ul style="list-style-type: none"> • Subject Property is Not a Condominium <ul style="list-style-type: none"> • <i>"Based on the property data report, an upgrade to a Uniform Residential Appraisal Report (Hybrid Appraisal) is required."</i> • <i>"A Uniform Residential Appraisal Report (Hybrid - Form 70H) is the minimum assessment required for sale to Freddie Mac."</i> • Subject Property is a Condominium

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards	Revised Standards (See <u>COR25-017</u> for the Applicable Effective Dates of These Revisions)
			<ul style="list-style-type: none"> • The lender must include a targeted review of PDRs as part of its quality control sampling. Appraisals completed using a hybrid process must also be included in the lender's quality control sampling. • Exhibits for PDRs <ul style="list-style-type: none"> • See "Appraisal Report Forms and Exhibits" previously presented in this document for PDR exhibit requirements. • Age of the PDR <ul style="list-style-type: none"> • See "Appraisal Age, Appraisal Update and/or Completion Report, and Appraisal Use Requirements" previously presented in this document for the acceptable age of a PDR. • PDRs with Required Repairs and/or Inspections <ul style="list-style-type: none"> • See "Appraisal Age, Appraisal Update and/or Completion Report, and Appraisal Use Requirements" previously presented in this document for PDRs with required repairs and/or inspections. • ACE+ PDR Upgrade Requirements <ul style="list-style-type: none"> • See "Appraisal Report Forms and Exhibits" previously presented in this document for PDR upgrade requirements. • Mortgage File Requirements <ul style="list-style-type: none"> • The PDR must be retained in the mortgage file. • bACE API Submission <ul style="list-style-type: none"> • The PDR must be submitted to the Beyond ACE application programming interface (bACE API). • Special Feature Code (SFC) Requirement <ul style="list-style-type: none"> • Use SFC J44 to identify a mortgage originated with an ACE+ PDR offer. 	<ul style="list-style-type: none"> • <u>"Based on the property data report, an upgrade to a Uniform Residential Appraisal Report (Hybrid Appraisal-Condominium) is required."</u> • <u>"An Individual Condominium Unit Appraisal Report (Hybrid - Form 465H) is the minimum assessment required for sale to Freddie Mac."</u> <p>Note: If an upgrade to a traditional appraisal (rather than a hybrid appraisal) is required, messages will be displayed in the Feedback Certificate in the "Property & Appraisal" section to indicate an upgrade to the applicable traditional appraisal report is required.</p> <p>Reference: See "Hybrid Appraisals" in the "Appraisal Requirements" topic previously presented in this document for additional guidance regarding hybrid appraisals.</p> <ul style="list-style-type: none"> • ACE+ PDR Additional Requirements <ul style="list-style-type: none"> • Each mortgage delivered with a PDR must <u>retain the PDR in the mortgage file and</u> also comply with the additional requirements below. <ul style="list-style-type: none"> • Property Data Collector Independence Requirements and Lender Engagement of Property Data Collectors <ul style="list-style-type: none"> • Lender Responsibilities <ul style="list-style-type: none"> • The lender is responsible for: <ul style="list-style-type: none"> • Complying with the <u>Property Data Collector Independence Requirements (PDCIR)</u> • Selecting the property data collector • Complying with the <u>Uniform Property Dataset (UPD)</u>. • Freddie Mac does not select or approve individual property data collectors or property data collector management companies. The lender, or a third party authorized by the lender, is responsible for approving and selecting the property data collector. The lender represents and warrants that the property data collection complies with <u>Property Data Collector Independence Requirements (PDCIR)</u>, applicable laws, and Freddie Mac requirements. • Separation of Functions <ul style="list-style-type: none"> • The lender must maintain separation between its sales and mortgage production functions and its property data collection functions. • Property Data Collector Qualifications and Lender Oversight <ul style="list-style-type: none"> • Property Data Collectors Requirements <ul style="list-style-type: none"> • The lender is responsible for compliance with the <u>Property Data Collector Independence Requirements (PDCIR)</u>, engagement of the property data collector and compliance with the <u>Uniform Property Dataset (UPD)</u>. • The lender, or its authorized third party, must ensure the property data collector: <ul style="list-style-type: none"> • Is independent and unbiased and has no present or prospective interest or bias with respect to the transaction, the property or the participants to the transaction • Completes training in all aspects of property data collection and the <u>Uniform Property Dataset (UPD)</u> and passes an exam that evidences proficiency in property data collection, and • Performs all aspects of a property data collection including, but not limited to: <ul style="list-style-type: none"> • Identifying and reporting, with supporting photographs, any:

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards	Revised Standards (See COR25-017 for the Applicable Effective Dates of These Revisions)
				<ul style="list-style-type: none"> • Property characteristics represented in the UPD; • Design features that impair the use of the subject property and cannot easily be changed (e.g., access to a bedroom only through another bedroom, etc.); and • Factors adjacent to the subject property that are atypical for the location (e.g., power lines, commercial site, industrial site, etc.) • Measuring the dwelling unit(s) and any other structures on the subject property to produce building sketches and floorplans in accordance with requirements. (See “Appraisal Report Forms and Exhibits” previously presented in this document for additional information regarding building sketches and floorplan requirements.) • Collecting a comprehensive set of photographs of the subject property, as described in the UPD. (See “Appraisal Report Forms and Exhibits” previously presented in this document for photograph requirements.) <ul style="list-style-type: none"> • Lender Oversight of Property Data Collectors <ul style="list-style-type: none"> • The lender, or its authorized third party, is responsible for the accuracy and reliability of the PDR and of any data provided by the property data collector to the appraiser. The lender, or its authorized third party, must have in place policies or procedures that: <ul style="list-style-type: none"> • Require property data collectors to undergo periodic background checks that include criminal background checks; • Require property data collectors to complete comprehensive training on preparing an accurate and thorough PDR; • Require the property data collectors to comply with the same customer service standards or code of conduct with which employees and/or contractors of the lender, or its authorized third party, must comply • Include a process to continuously evaluate property data collectors, including monitoring and documenting performance to identify and remedy any recurring deficiencies, and discontinuing the use of chronically underperforming property data collectors; and • Include a process for providing continuing education when appropriate (e.g., in the event of significant changes to the UPD, the property data collection process, etc.) • The lender must include a targeted review of PDRs as part of its quality control sampling. Appraisals completed using a hybrid process must also be included in the lender’s quality control sampling. <ul style="list-style-type: none"> • Exhibits for PDRs <ul style="list-style-type: none"> • See “Appraisal Report Forms and Exhibits” previously presented in this document for PDR exhibit requirements. • Age of the PDR <ul style="list-style-type: none"> • See “Appraisal Age, Appraisal Update and/or Completion Report, and Appraisal Use Requirements” previously presented in this document for the acceptable age of a PDR. • PDRs with Required Repairs and/or Inspections

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards	Revised Standards (See <u>COR25-017</u> for the Applicable Effective Dates of These Revisions)
				<ul style="list-style-type: none"> See "Appraisal Age, Appraisal Update and/or Completion Report, and Appraisal Use Requirements" previously presented in this document for PDRs with required repairs and/or inspections. ACE+ PDR Upgrade Requirements <ul style="list-style-type: none"> See "Appraisal Report Forms and Exhibits" previously presented in this document for PDR upgrade requirements. Mortgage File Requirements <ul style="list-style-type: none"> The PDR must be retained in the mortgage file. bACE API Submission Requirement <ul style="list-style-type: none"> The PDR must be submitted to the Beyond ACE application programming interface (bACE API). Special Feature Code (SFC) Requirement <ul style="list-style-type: none"> Truist requires use of SFC J44 to identify a mortgage originated with an ACE+ PDR offer.
Hybrid Appraisals	Correspondent Section 2.01 Agency Loan Standard & Correspondent Section 2.01c Texas Section 50(a)(6) Mortgages Standard	<ul style="list-style-type: none"> Standard Agency (LPA) Agency Plus (LPA) Home Possible® (LPA) Texas Section 50(a)(6) Mortgages (LPA) 	<p>Section 2.01 Agency Loan Standard Appraisal Requirements / Hybrid Appraisals</p> <p>Truist Note: DU and LPA loans originated with a hybrid appraisal must be underwritten by the Correspondent lender (approved by Truist for delegated underwriting authority). DU and LPA loans originated with a hybrid appraisal are not eligible for purchase if Truist underwrites the loan.</p> <p>Freddie Mac LPA See the "Appraisal Report Forms and Exhibits" subtopic, previously presented in this topic, for guidance related to hybrid appraisals.</p>	<p>Section 2.01 Agency Loan Standard Appraisal Requirements / Hybrid Appraisals</p> <p>Truist Note: DU and LPA loans originated with a hybrid appraisal must be underwritten by the Correspondent lender (approved by Truist for delegated underwriting authority). DU and LPA loans originated with a hybrid appraisal are not eligible for purchase if Truist underwrites the loan.</p> <p>Freddie Mac LPA See the "Appraisal Report Forms and Exhibits" subtopic, previously presented in this topic, for guidance related to hybrid appraisals. Follow LPA requirements, which are as follows:</p> <ul style="list-style-type: none"> Hybrid Appraisal Requirements <ul style="list-style-type: none"> The last Feedback Certificate must indicate the mortgage is eligible for a hybrid appraisal report. <p>Note: If the last Feedback Certificate does not indicate the mortgage is eligible for delivery with an appraisal reported on Form 70H or 465H, but the mortgage is eligible for an ACE appraisal waiver, ACE+ PDR or a desktop appraisal, the lender may deliver the mortgage with a hybrid appraisal report.</p> <ul style="list-style-type: none"> Form 70H or 465H can be used for a hybrid appraisal report with a PDR. The appraiser may contact the property data collector to verify any information in the PDR and adjust that information, as necessary, to complete Form 70H or 465H. <p>References:</p> <ul style="list-style-type: none"> See "Freddie Mac's LPA Automated Collateral Evaluation+ Property Data Report (ACE+ PDR)" subsequently presented in this topic for property data collector requirements See "Appraisal Report Forms and Exhibits" previously presented in this topic for PDR and hybrid appraisal exhibit requirements. <ul style="list-style-type: none"> The PDR must be retained in the mortgage file and must be submitted to Freddie Mac through the Beyond ACE application programming interface (bACE API). When preparing a hybrid appraisal report, the appraiser must:

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards	Revised Standards (See <u>COR25-017</u> for the Applicable Effective Dates of These Revisions)												
				<ul style="list-style-type: none"> Analyze the information in the PDR and review photographs Identify the name of the property data collector in the body of the appraisal report Report the effective date of the appraisal as the date the appraiser developed the opinion of market value Complete the Appraisal Assignment Type fields, located in the Additional Comments section of the Form 70H or 465H according to the requirements in the table below: <table border="1" style="margin: 10px auto; border-collapse: collapse; width: 80%;"> <thead> <tr style="background-color: #2c3e50; color: white;"> <th colspan="2">Appraisal Assignment Type</th> </tr> <tr style="background-color: #34495e; color: white;"> <th>Field Label</th> <th>Required Entry</th> </tr> </thead> <tbody> <tr> <td>Appraisal Assignment Type</td> <td>Hybrid</td> </tr> <tr> <td>Subject Property Data Collection Type</td> <td>Physical</td> </tr> <tr> <td>Subject Property Data Collection Date</td> <td>YYYY-MM-DD</td> </tr> <tr> <td>Subject Property Data Workforce (e.g., select the applicable identifier to describe the data collector who completed the PDR)</td> <td>Appraiser AppraiserTrainee RealEstateAgent HomeInspector InsInspector (Insurance Inspector) Other</td> </tr> </tbody> </table> <ul style="list-style-type: none"> Special Feature Code Requirement for Loans Upgraded from ACE+ PDR to a Hybrid Appraisal <ul style="list-style-type: none"> Use SFC J44 to identify loans that have been upgraded from ACE+ PDR to a hybrid appraisal. See “Freddie Mac’s LPA Automated Collateral Evaluation+ Property Data Report (ACE+ PDR)” subsequently presented in this topic for LPA messaging that will be displayed in the Feedback Certificate to indicate a loan is no longer eligible for ACE+ PDR and an upgrade to a hybrid appraisal report is required. Ineligible Mortgages <ul style="list-style-type: none"> The following mortgages are not eligible for a hybrid appraisal report: <ul style="list-style-type: none"> Mortgages secured by: <ul style="list-style-type: none"> 2- to 4-unit properties Proposed construction Agency Plus Select Mortgages GreenCHOICE Mortgages CHOICERenovation Mortgages Form 70 or 465 Upgrade Requirements <ul style="list-style-type: none"> The appraiser must perform an interior and exterior inspection reported on Form 70 or 465 when one or more of the following conditions exists: <ul style="list-style-type: none"> The PDR does not provide sufficient information about both the interior and exterior physical characteristics of the subject property for an appraiser to develop a credible and adequately supported appraisal report The appraiser cannot reconcile significant discrepancies (e.g., room count, living area, size, condition, etc.) among available data sources, including the PDR, to develop a credible and adequately supported appraisal report <p>Reference: See the table in the “Appraisal Report Forms, Property Type and Inspection/Data Collection Type” subsection outlined in the “Appraisal Report Forms and Exhibits” subtopic previously presented in this topic for additional information on hybrid appraisals.</p>	Appraisal Assignment Type		Field Label	Required Entry	Appraisal Assignment Type	Hybrid	Subject Property Data Collection Type	Physical	Subject Property Data Collection Date	YYYY-MM-DD	Subject Property Data Workforce (e.g., select the applicable identifier to describe the data collector who completed the PDR)	Appraiser AppraiserTrainee RealEstateAgent HomeInspector InsInspector (Insurance Inspector) Other
Appraisal Assignment Type																
Field Label	Required Entry															
Appraisal Assignment Type	Hybrid															
Subject Property Data Collection Type	Physical															
Subject Property Data Collection Date	YYYY-MM-DD															
Subject Property Data Workforce (e.g., select the applicable identifier to describe the data collector who completed the PDR)	Appraiser AppraiserTrainee RealEstateAgent HomeInspector InsInspector (Insurance Inspector) Other															

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards	Revised Standards (See COR25-017 for the Applicable Effective Dates of These Revisions)																		
			<p>Section 2.01 Agency Loan Standard Appraisal Requirements / Appraisal Report Forms and Exhibits</p> <p>Freddie Mac LPA Follow LPA requirements, which are as follows:</p> <ul style="list-style-type: none"> Appraisal Report Forms, PDRs and Inspection Types <ul style="list-style-type: none"> For each mortgage transaction that requires an appraisal report or a PDR, the mortgage file must contain an appraisal report or PDR that meets Freddie Mac's requirements to evidence that the mortgaged premises is acceptable collateral. All appraisal reports and PDRs require a physical inspection of the property which includes an on-site visual inspection, except for desktop appraisals. The lender may provide an appraisal report that exceeds the minimum collateral assessment requirement indicated by the Last Feedback Certificate provided the eligibility requirements for the selected appraisal type are met. <p style="color: red;"><i>Note: Below is an EXCERPT only of the requirements from the above referenced section.</i></p> <ul style="list-style-type: none"> PDRs by Property Type and Data Collection Type <table border="1" style="margin-left: 40px; border-collapse: collapse; width: 60%;"> <thead> <tr style="background-color: #2c3e50; color: white;"> <th colspan="3">PDR by Property Type and Data Collection Type</th> </tr> <tr style="background-color: #2c3e50; color: white;"> <th>Property Type</th> <th>Report Form</th> <th>Type of Data Collection and Reporting Considerations</th> </tr> </thead> <tbody> <tr> <td>1-unit property</td> <td>PDR</td> <td>On-site interior and exterior property data collection using the UPD. Required to complete a hybrid appraisal.</td> </tr> </tbody> </table> <ul style="list-style-type: none"> Form 70D, Uniform Residential Appraisal Report (Desktop) <ul style="list-style-type: none"> See the table in the "Appraisal Report Forms, Property Type and Inspection/Data Collection Type" subsection above and the "Desktop Appraisals" subtopic subsequently presented in this topic for requirements. PDR Upgrade Requirements <ul style="list-style-type: none"> The lender must analyze the information on the PDR and review the photographs. The lender's review of the PDR may reveal that the subject property is not eligible for ACE+ PDR or has characteristics that require the lender to upgrade to an appraisal on Forms 70, 70H, 465 or 465H or other appraisal report form applicable to the property type. Property characteristics or conditions that require a PDR to be upgraded to an appraisal include: <ul style="list-style-type: none"> The building status is "Proposed" (not eligible for upgrade to a hybrid appraisal) 0 bedrooms above grade and/or 0 bathrooms above grade A measured finished area above grade of less than 400 square feet The property is mixed use (i.e., altered or modified specifically to support or facilitate a non-residential or income-producing use) Forms 70H and 465H upgrade requirements <ul style="list-style-type: none"> When the PDR must be upgraded to an appraisal, the lender may obtain an interior and exterior inspection appraisal reported on Form 70H or 465H in lieu of Form 70 or 465. 	PDR by Property Type and Data Collection Type			Property Type	Report Form	Type of Data Collection and Reporting Considerations	1-unit property	PDR	On-site interior and exterior property data collection using the UPD . Required to complete a hybrid appraisal.	<p>Section 2.01 Agency Loan Standard Appraisal Requirements / Appraisal Report Forms and Exhibits</p> <p>Freddie Mac LPA Follow LPA requirements, which are as follows:</p> <ul style="list-style-type: none"> Appraisal Report Forms, PDRs and Inspection Types <ul style="list-style-type: none"> For each mortgage transaction that requires an appraisal report or a PDR, the mortgage file must contain an appraisal report or PDR that meets Freddie Mac's requirements to evidence that the mortgaged premises is acceptable collateral. All appraisal reports and PDRs require a physical inspection of the property which includes an on-site visual inspection, except for desktop appraisals. The lender may provide an appraisal report that exceeds the minimum collateral assessment requirement indicated by the Last Feedback Certificate provided the eligibility requirements for the selected appraisal type are met. <p style="color: red;"><i>Note: Below is an EXCERPT only of the requirements from the above referenced section.</i></p> <ul style="list-style-type: none"> PDRs by Property Type and Data Collection Type <table border="1" style="margin-left: 40px; border-collapse: collapse; width: 60%;"> <thead> <tr style="background-color: #2c3e50; color: white;"> <th colspan="3">PDR by Property Type and Data Collection Type</th> </tr> <tr style="background-color: #2c3e50; color: white;"> <th>Property Type</th> <th>Report Form</th> <th>Type of Data Collection and Reporting Considerations</th> </tr> </thead> <tbody> <tr> <td>1-unit property</td> <td>PDR</td> <td>On-site interior and exterior property data collection using the UPD. This report is required when accepting an ACE+ PDR offer or to complete a hybrid appraisal report.</td> </tr> </tbody> </table> <ul style="list-style-type: none"> Form 70D, Uniform Residential Appraisal Report (Desktop) <ul style="list-style-type: none"> See the table in the "Appraisal Report Forms, Property Type and Inspection/Data Collection Type" subsection above and the "Desktop Appraisals" subtopic subsequently presented in this topic for requirements. PDR Upgrade Requirements <ul style="list-style-type: none"> The lender must analyze the information on the PDR and review the photographs. The lender's review of the PDR may reveal that the subject property is not eligible for ACE+ PDR or has characteristics that require the lender to upgrade to an appraisal on Forms 70, 70H, 465 or 465H or other appraisal report form applicable to the property type. Property characteristics or conditions that require a PDR to be upgraded to an appraisal include: <ul style="list-style-type: none"> The building status is "Proposed" (not eligible for upgrade to a hybrid appraisal) 0 bedrooms above grade and/or 0 bathrooms above grade A measured finished area above grade of less than 400 square feet The property is mixed use (i.e., altered or modified specifically to support or facilitate a non-residential or income-producing use) 	PDR by Property Type and Data Collection Type			Property Type	Report Form	Type of Data Collection and Reporting Considerations	1-unit property	PDR	On-site interior and exterior property data collection using the UPD . This report is required when accepting an ACE+ PDR offer or to complete a hybrid appraisal report.
PDR by Property Type and Data Collection Type																						
Property Type	Report Form	Type of Data Collection and Reporting Considerations																				
1-unit property	PDR	On-site interior and exterior property data collection using the UPD . Required to complete a hybrid appraisal.																				
PDR by Property Type and Data Collection Type																						
Property Type	Report Form	Type of Data Collection and Reporting Considerations																				
1-unit property	PDR	On-site interior and exterior property data collection using the UPD . This report is required when accepting an ACE+ PDR offer or to complete a hybrid appraisal report.																				

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards	Revised Standards (See <u>COR25-017</u> for the Applicable Effective Dates of These Revisions)																								
			<p>Form 70H or 465H can be used for a hybrid appraisal with a PDR performed by a trained data collector through an on-site property data collection. The PDR must be retained in the mortgage file and must be submitted to Freddie Mac through the Beyond ACE application programming interface (bACE API).</p> <ul style="list-style-type: none"> The appraiser must: <ul style="list-style-type: none"> Analyze the information on the PDR and review photographs Identify the name of the property data collector in the body of the report Report the effective date of the appraisal as the date the appraiser developed the opinion of market value Complete the Appraisal Assignment Type fields, located in the Additional Comments section of the Form 70H or 465H according to the requirements in the table below: <table border="1" style="width: 100%; border-collapse: collapse; margin: 10px 0;"> <thead> <tr style="background-color: #2c3e50; color: white;"> <th colspan="2">Appraisal Assignment Type</th> </tr> <tr style="background-color: #34495e; color: white;"> <th>Field Label</th> <th>Required Entry</th> </tr> </thead> <tbody> <tr> <td>Appraisal Assignment Type</td> <td>Hybrid</td> </tr> <tr> <td>Subject Property Data Collection Type</td> <td>Physical</td> </tr> <tr> <td>Subject Property Data Collection Date</td> <td>YYYY-MM-DD</td> </tr> <tr> <td>Subject Property Data Workforce (e.g., select the applicable identifier to describe the data collector who completed the PDR)</td> <td>Appraiser AppraiserTrainee RealEstateAgent HomeInspector InsInspector (Insurance Inspector) Other</td> </tr> </tbody> </table> <ul style="list-style-type: none"> Special Feature Code Requirement <ul style="list-style-type: none"> Use SFC J44 to identify a mortgage originated with an appraisal upgrade that is a hybrid appraisal. <p style="margin-left: 20px;">Reference: See “Freddie Mac’s LPA Automated Collateral Evaluation+ Property Data Report (ACE+ PDR)” subsequently presented in this topic for additional PDR requirements.</p> Form 70 or 465 upgrade requirements <ul style="list-style-type: none"> The appraiser must upgrade to a Form 70 or 465 when one or more of the following conditions exists: <ul style="list-style-type: none"> The PDR does not provide sufficient information about both the interior and exterior physical characteristics of the subject property for an appraiser to develop a credible and adequately supported appraisal The appraiser cannot reconcile significant discrepancies (e.g., room count, living area, size, condition, etc.) among available data sources, including the PDR, to develop a credible and adequately supported appraisal. <ul style="list-style-type: none"> The appraiser may contact the property data collector to verify any information in the PDR and adjust that information, as necessary, to complete the Form 70H or 465H. (See “Freddie Mac’s LPA Automated 	Appraisal Assignment Type		Field Label	Required Entry	Appraisal Assignment Type	Hybrid	Subject Property Data Collection Type	Physical	Subject Property Data Collection Date	YYYY-MM-DD	Subject Property Data Workforce (e.g., select the applicable identifier to describe the data collector who completed the PDR)	Appraiser AppraiserTrainee RealEstateAgent HomeInspector InsInspector (Insurance Inspector) Other	<ul style="list-style-type: none"> Form 70H, Uniform Residential Appraisal Report (Hybrid), and Form 465H, Individual Condominium Unit Appraisal Report (Hybrid) See the table in the “Appraisal Report Forms, Property Type and Inspection/Data Collection Type” subsection above and the “Hybrid Appraisals” subtopic subsequently presented in this topic for requirements. <ul style="list-style-type: none"> When the PDR must be upgraded to an appraisal, the lender may obtain an interior and exterior inspection appraisal reported on Form 70H or 465H in lieu of Form 70 or 465. Form 70H or 465H can be used for a hybrid appraisal with a PDR performed by a trained data collector through an on-site property data collection. The PDR must be retained in the mortgage file and must be submitted to Freddie Mac through the Beyond ACE application programming interface (bACE API). <ul style="list-style-type: none"> The appraiser must: <ul style="list-style-type: none"> Analyze the information on the PDR and review photographs Identify the name of the property data collector in the body of the report Report the effective date of the appraisal as the date the appraiser developed the opinion of market value Complete the Appraisal Assignment Type fields, located in the Additional Comments section of the Form 70H or 465H according to the requirements in the table below: <table border="1" style="width: 100%; border-collapse: collapse; margin: 10px 0; color: red;"> <thead> <tr style="background-color: #2c3e50; color: white;"> <th colspan="2">Appraisal Assignment Type</th> </tr> <tr style="background-color: #34495e; color: white;"> <th>Field Label</th> <th>Required Entry</th> </tr> </thead> <tbody> <tr> <td>Appraisal Assignment Type</td> <td>Hybrid</td> </tr> <tr> <td>Subject Property Data Collection Type</td> <td>Physical</td> </tr> <tr> <td>Subject Property Data Collection Date</td> <td>YYYY-MM-DD</td> </tr> <tr> <td>Subject Property Data Workforce (e.g., select the applicable identifier to describe the data collector who completed the PDR)</td> <td>Appraiser AppraiserTrainee RealEstateAgent HomeInspector InsInspector (Insurance Inspector) Other</td> </tr> </tbody> </table> Special Feature Code Requirement <ul style="list-style-type: none"> Use SFC J44 to identify a mortgage originated with an appraisal upgrade that is a hybrid appraisal. <p style="margin-left: 20px; color: red;">Reference: See “Freddie Mac’s LPA Automated Collateral Evaluation+ Property Data Report (ACE+ PDR)” subsequently presented in this topic for additional PDR requirements.</p> Form 70 or 465 upgrade requirements <ul style="list-style-type: none"> The appraiser must upgrade to a Form 70 or 465 when one or more of the following conditions exists: <ul style="list-style-type: none"> The PDR does not provide sufficient information about both the interior and exterior physical characteristics of the subject property for an appraiser to develop a credible and adequately supported appraisal The appraiser cannot reconcile significant discrepancies (e.g., room count, living area, size, condition, etc.) among available data sources, including the PDR, to develop a credible and adequately supported appraisal. <ul style="list-style-type: none"> The appraiser may contact the property data collector to verify any information in the PDR and adjust that information, as necessary, to complete the Form 70H or 465H. (See “Freddie Mac’s LPA Automated 	Appraisal Assignment Type		Field Label	Required Entry	Appraisal Assignment Type	Hybrid	Subject Property Data Collection Type	Physical	Subject Property Data Collection Date	YYYY-MM-DD	Subject Property Data Workforce (e.g., select the applicable identifier to describe the data collector who completed the PDR)	Appraiser AppraiserTrainee RealEstateAgent HomeInspector InsInspector (Insurance Inspector) Other
Appraisal Assignment Type																												
Field Label	Required Entry																											
Appraisal Assignment Type	Hybrid																											
Subject Property Data Collection Type	Physical																											
Subject Property Data Collection Date	YYYY-MM-DD																											
Subject Property Data Workforce (e.g., select the applicable identifier to describe the data collector who completed the PDR)	Appraiser AppraiserTrainee RealEstateAgent HomeInspector InsInspector (Insurance Inspector) Other																											
Appraisal Assignment Type																												
Field Label	Required Entry																											
Appraisal Assignment Type	Hybrid																											
Subject Property Data Collection Type	Physical																											
Subject Property Data Collection Date	YYYY-MM-DD																											
Subject Property Data Workforce (e.g., select the applicable identifier to describe the data collector who completed the PDR)	Appraiser AppraiserTrainee RealEstateAgent HomeInspector InsInspector (Insurance Inspector) Other																											

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards	Revised Standards (See COR25-017 for the Applicable Effective Dates of These Revisions)															
			<p>Collateral Evaluation+ Property Data Report (ACE+ PDR)" subsequently presented in this topic for additional property data collector requirements.)</p> <ul style="list-style-type: none"> Appraisal Report Review Forms by Property Type and Inspection Type <ul style="list-style-type: none"> The following table lists the Freddie Mac appraisal review report forms and the applicable inspection types. <table border="1" style="width: 100%; border-collapse: collapse; margin: 10px 0;"> <thead> <tr style="background-color: #2c3e50; color: white;"> <th colspan="3">Appraisal Report Review Forms by Property Type and Inspection Type</th> </tr> <tr style="background-color: #2c3e50; color: white;"> <th>Property Type</th> <th>Form Number and Title</th> <th>Type of Inspection</th> </tr> </thead> <tbody> <tr> <td>1-unit property</td> <td>Form 1032, <i>One-Unit Residential Appraisal Field Review Report</i></td> <td>Exterior-only Inspection</td> </tr> <tr> <td>1-unit property</td> <td>Form 1033, <i>One-Unit Residential Appraisal Desk Review Report</i></td> <td>No Inspection</td> </tr> <tr> <td>2- to 4-unit property</td> <td>Form 1072, <i>Two- to Four-Unit Residential Appraisal Field Review Report</i></td> <td>Exterior-only Inspection</td> </tr> </tbody> </table> <ul style="list-style-type: none"> Statement of Assumptions and Limiting Conditions and Certification <ul style="list-style-type: none"> Modifications or deletions to the Statement of Assumptions and Limiting Conditions or to the Certification, which are incorporated into each appraisal report form and the PDR, are not permitted; however, additional certifications that do not constitute material alterations to the report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted. 	Appraisal Report Review Forms by Property Type and Inspection Type			Property Type	Form Number and Title	Type of Inspection	1-unit property	Form 1032, <i>One-Unit Residential Appraisal Field Review Report</i>	Exterior-only Inspection	1-unit property	Form 1033, <i>One-Unit Residential Appraisal Desk Review Report</i>	No Inspection	2- to 4-unit property	Form 1072, <i>Two- to Four-Unit Residential Appraisal Field Review Report</i>	Exterior-only Inspection	<p>The PDR does not provide sufficient information about both the interior and exterior physical characteristics of the subject property for an appraiser to develop a credible and adequately supported appraisal</p> <p>The appraiser cannot reconcile significant discrepancies (e.g., room count, living area, size, condition, etc.) among available data sources, including the PDR, to develop a credible and adequately supported appraisal.</p> <p>The appraiser may contact the property data collector to verify any information in the PDR and adjust that information, as necessary, to complete the Form 70H or 465H. (See "Freddie Mac's LPA Automated Collateral Evaluation+ Property Data Report (ACE+ PDR)" subsequently presented in this topic for additional property data collector requirements.)</p> <ul style="list-style-type: none"> ACE+ PDR Upgrade Requirements <ul style="list-style-type: none"> The lender must analyze the information in the PDR and review the photographs. The lender's review of the PDR may reveal that the subject property is not eligible for ACE+ PDR or has characteristics that require the lender to upgrade to an appraisal report on Forms 70, 70H, 465 or 465H or an appraisal report form applicable to the property type. Property characteristics or conditions that require a PDR to be upgraded to an appraisal include: <ul style="list-style-type: none"> The building status is "Proposed" (not eligible for upgrade to a hybrid appraisal) 0 bedrooms above grade and/or 0 bathrooms above grade A measured finished area above grade of less than 400 square feet The property is mixed use (i.e., altered or modified specifically to support or facilitate a non-residential or income-producing use) Special Feature Code Requirement <ul style="list-style-type: none"> Use SFC J44 to identify loans that have been upgraded from ACE+ PDR to a hybrid appraisal Form 2055 and 466 Upgrade Requirements <ul style="list-style-type: none"> An appraisal based on an exterior-only property inspection, reported on either Form 2055 or 466, must be upgraded to a Form 70 or 465, as applicable, when one or more of the following conditions exists: <ul style="list-style-type: none"> Third-party data sources do not provide sufficient information about both the interior and exterior physical characteristics of the subject property for the appraiser to develop a credible and adequately supported appraisal The appraiser cannot reconcile all significant discrepancies (e.g., size, condition, room count, gross living area, etc.) among available data sources to develop a credible and adequately supported appraisal The appraiser is unable to view the property improvements from the street and/or an exterior-only inspection does not provide sufficient information to develop a credible and adequately supported appraisal The subject property is new construction The subject property is undergoing renovation or rehabilitation The data sources used to develop the appraisal, including the sales contract, reflect the presence of physical deficiencies or adverse conditions that indicate the property has a condition rating of C5 or C6 or the quality rating is Q6. (Refer to "Property Condition and Quality of Construction of the Improvements" within the "Appraisal Analysis: Agency Loan Programs" topic in Section 1.07: Appraisal Standard for additional information related to property condition and quality of construction.)
Appraisal Report Review Forms by Property Type and Inspection Type																			
Property Type	Form Number and Title	Type of Inspection																	
1-unit property	Form 1032, <i>One-Unit Residential Appraisal Field Review Report</i>	Exterior-only Inspection																	
1-unit property	Form 1033, <i>One-Unit Residential Appraisal Desk Review Report</i>	No Inspection																	
2- to 4-unit property	Form 1072, <i>Two- to Four-Unit Residential Appraisal Field Review Report</i>	Exterior-only Inspection																	

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards	Revised Standards (See COR25-017 for the Applicable Effective Dates of These Revisions)															
				<ul style="list-style-type: none"> • The exterior-only inspection reveals apparent physical deficiencies or adverse property conditions • Form 72, Small Residential Income Property Appraisal Report <ul style="list-style-type: none"> • The following requirements are applicable to completing Form 72, for 2- to 4-unit properties. <ul style="list-style-type: none"> • Comparable Rent Data for 2- to 4-unit Properties <ul style="list-style-type: none"> • At least three rental comparables must be analyzed in the "comparable rental data" section. These rental comparables must: <ul style="list-style-type: none"> • Have current rental information • Be units similar to and located near the subject property • The appraisal report should state that the units and properties selected as rental comparables are comparable to the subject property (both the units and the overall property) and should accurately represent the rental market for the subject property unless otherwise stated in the report. • Subject's Rent Schedule for 2- to 4-unit properties <ul style="list-style-type: none"> • This section contains the subject property's current actual rents and the estimated market rents. The estimated market rents for the subject property must be supported in the appraisal report and be consistent with the data presented throughout the report. • Sales Comparison Approach for 2- to 4-unit properties <ul style="list-style-type: none"> • See "Sales Comparison Approach Section of the Appraisal Report" within the "Appraisal Analysis: Agency Loan Programs" topic in Section 1.07: Appraisal Standard for requirements. • Appraisal Report Review Forms by Property Type and Inspection Type <ul style="list-style-type: none"> • The following table lists the Freddie Mac appraisal review report forms and the applicable inspection types. <table border="1" style="width: 100%; border-collapse: collapse; margin: 10px 0;"> <thead> <tr style="background-color: #2c3e50; color: white;"> <th colspan="3">Appraisal Report Review Forms by Property Type and Inspection Type</th> </tr> <tr style="background-color: #34495e; color: white;"> <th>Property Type</th> <th>Form Number and Title</th> <th>Type of Inspection</th> </tr> </thead> <tbody> <tr> <td>1-unit property</td> <td>Form 1032, <i>One-Unit Residential Appraisal Field Review Report</i></td> <td>Exterior-only Inspection</td> </tr> <tr> <td>1-unit property</td> <td>Form 1033, <i>One-Unit Residential Appraisal Desk Review Report</i></td> <td>No Inspection</td> </tr> <tr> <td>2- to 4-unit property</td> <td>Form 1072, <i>Two- to Four-Unit Residential Appraisal Field Review Report</i></td> <td>Exterior-only Inspection</td> </tr> </tbody> </table>	Appraisal Report Review Forms by Property Type and Inspection Type			Property Type	Form Number and Title	Type of Inspection	1-unit property	Form 1032, <i>One-Unit Residential Appraisal Field Review Report</i>	Exterior-only Inspection	1-unit property	Form 1033, <i>One-Unit Residential Appraisal Desk Review Report</i>	No Inspection	2- to 4-unit property	Form 1072, <i>Two- to Four-Unit Residential Appraisal Field Review Report</i>	Exterior-only Inspection
Appraisal Report Review Forms by Property Type and Inspection Type																			
Property Type	Form Number and Title	Type of Inspection																	
1-unit property	Form 1032, <i>One-Unit Residential Appraisal Field Review Report</i>	Exterior-only Inspection																	
1-unit property	Form 1033, <i>One-Unit Residential Appraisal Desk Review Report</i>	No Inspection																	
2- to 4-unit property	Form 1072, <i>Two- to Four-Unit Residential Appraisal Field Review Report</i>	Exterior-only Inspection																	
				<ul style="list-style-type: none"> • Statement of Assumptions and Limiting Conditions and Certification <ul style="list-style-type: none"> • Modifications or deletions to the Statement of Assumptions and Limiting Conditions or to the Certification, which are incorporated into each appraisal report form and the PDR, are not permitted; however, additional certifications that do not constitute material alterations to the report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted. 															

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards	Revised Standards (See <u>COR25-017</u> for the Applicable Effective Dates of These Revisions)
			<p>Section 2.01 Agency Loan Standard Appraisal Requirements / Appraisal Report Forms and Exhibits</p> <p>Freddie Mac LPA Follow LPA requirements, which are as follows:</p> <p><i>Note: Below is an EXCERPT only of the requirements from the above referenced section.</i></p> <ul style="list-style-type: none"> • Exhibits and Addenda for Appraisal Reports and PDRs <p><i>Note: Below is an EXCERPT only of the requirements from the above referenced section.</i></p> <ul style="list-style-type: none"> • Exhibits Required for Hybrid Appraisals (Forms 70H and 465H) <ul style="list-style-type: none"> • The following exhibits that meet the requirements outlined in the “Exhibit Requirements” section above are required for hybrid appraisal reports as a result of an upgrade from a PDR: <ul style="list-style-type: none"> • Photographs of the Subject Property <ul style="list-style-type: none"> • The hybrid appraisal report must include at least the following: <ul style="list-style-type: none"> • A front view of the subject property • A rear view of the subject property • A street scene identifying the location of the subject property and showing neighboring improvements • The kitchen of the subject property • All bathrooms of the subject property • The main living areas of the subject property, including all bedrooms and gathering rooms • The basement, including all unfinished and finished areas • The appraisal report must include additional photographs, as needed, to show any physical deterioration, improvements, amenities, observed conditions or external influences that materially impact the market value or marketability of the subject property. • Photographs of Comparable Sales <ul style="list-style-type: none"> • The appraisal report must include at least one clear photograph that shows the front of each comparable sale. A photograph from a multiple listing service is acceptable, and, notwithstanding the prohibition in “Unacceptable Appraisal Practices,” the appraiser may rely on comparable sales that were not personally inspected by the appraiser. • Building Sketch and Floor Plan <ul style="list-style-type: none"> • The appraisal report must include a building sketch and floor plan that meets the requirements outlined in the “Exhibit Requirements” section above. • Location Map <ul style="list-style-type: none"> • The appraisal report must include a location map that meets the requirements outlined in the “Exhibit Requirements” section above. <p><i>All other currently published requirements in this section remain the same.</i></p>	<p>Section 2.01 Agency Loan Standard Appraisal Requirements / Appraisal Report Forms and Exhibits</p> <p>Freddie Mac LPA Follow LPA requirements, which are as follows:</p> <p><i>Note: Below is an EXCERPT only of the requirements from the above referenced section.</i></p> <ul style="list-style-type: none"> • Exhibits and Addenda for Appraisal Reports and PDRs <p><i>Note: Below is an EXCERPT only of the requirements from the above referenced section.</i></p> <ul style="list-style-type: none"> • Exhibits Required for Hybrid Appraisals (Forms 70H and 465H) <ul style="list-style-type: none"> • The following exhibits that meet the requirements outlined in the “Exhibit Requirements” section above are required for hybrid appraisal reports as a result of an upgrade from a PDR: <ul style="list-style-type: none"> • Photographs of the Subject Property <ul style="list-style-type: none"> • The hybrid appraisal report must include at least the following: <ul style="list-style-type: none"> • A front view of the subject property • A rear view of the subject property • A street scene identifying the location of the subject property and showing neighboring improvements • The kitchen of the subject property • All bathrooms of the subject property • <u>All</u> main living areas of the subject property, including all bedrooms and gathering rooms • <u>All</u> basement <u>areas of the subject property</u>, including all unfinished and finished areas • The appraisal report must include additional photographs, as needed, to show any physical deterioration, improvements, amenities, observed conditions or external influences that materially impact the market value or marketability of the subject property. • Photographs of Comparable Sales <ul style="list-style-type: none"> • The appraisal report must include at least one clear photograph that shows the front of each comparable sale. A photograph from a multiple listing service is acceptable, and, notwithstanding the prohibition in “Unacceptable Appraisal Practices,” the appraiser may rely on comparable sales that were not personally inspected by the appraiser. • Building Sketch and Floor Plan <ul style="list-style-type: none"> • The appraisal report must include a building sketch and floor plan that meets the requirements outlined in the “Exhibit Requirements” section above. • Location Map <ul style="list-style-type: none"> • The appraisal report must include a location map that meets the requirements outlined in the “Exhibit Requirements” section above.

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards	Revised Standards (See COR25-017 for the Applicable Effective Dates of These Revisions)
			<p>Section 2.01c Texas Section 50(a)(6) Mortgages Standard Appraisal Requirements / General</p> <p>Freddie Mac LPA Follow LPA requirements, which are as follows:</p> <ul style="list-style-type: none"> The lender must provide an appraisal with an interior and exterior inspection that meets Freddie Mac requirements. An Automated Collateral Evaluation (ACE), including an ACE+ PDR, is not eligible. The lender and the owner of the homestead must execute a written acknowledgment of the "fair market value" of the homestead property as of the date the extension of credit is made. The appraisal report must be attached to the acknowledgment. 	<p><i>All other currently published requirements in this section remain the same.</i></p> <p>Section 2.01c Texas Section 50(a)(6) Mortgages Standard Appraisal Requirements / General</p> <p>Freddie Mac LPA Follow LPA requirements, which are as follows:</p> <ul style="list-style-type: none"> The lender must provide an appraisal (traditional or hybrid) that: <ul style="list-style-type: none"> Meets Freddie Mac requirements, and Complies with Section 50(a)(6)(Q)(ix) and Section 50(h) of Article XVI of the Texas Constitution. To meet the requirements for acknowledgment of fair market value, the lender must: <ul style="list-style-type: none"> Along with the owner of the homestead, execute a written acknowledgment of the "fair market value" of the homestead property as of the date the extension of credit is made Attach the appraisal report to the acknowledgment An Automated Collateral Evaluation (ACE), including an ACE+ PDR, is not eligible. <p>Truist Notes:</p> <ul style="list-style-type: none"> For loan casefiles originated with a hybrid appraisal, the last LPA Feedback Certificate must indicate the mortgage is eligible for a hybrid appraisal report. LPA loans originated with a hybrid appraisal must be underwritten by the Correspondent lender (approved by Truist for delegated underwriting authority). LPA loans originated with a hybrid appraisal are not eligible for purchase if Truist underwrites the loan.
Standards Improvement Updates	Correspondent Section 2.01 Agency Loan Standard	<ul style="list-style-type: none"> Standard Agency (LPA) Agency Plus (LPA) Agency Plus Select (LPA) Home Possible® (LPA) Texas Section 50(a)(6) Mortgages (LPA) 	<p>Appraisal Requirements / Appraisal Report Forms and Exhibits</p> <p><i>Note: Below is an EXCERPT only of the requirements from the above referenced section.</i></p> <p>Freddie Mac LPA Follow LPA requirements, which are as follows:</p> <ul style="list-style-type: none"> Appraisal Report Forms, PDRs and Inspection Types <ul style="list-style-type: none"> For each mortgage transaction that requires an appraisal report or a PDR, the mortgage file must contain an appraisal report or PDR that meets Freddie Mac's requirements to evidence that the mortgaged premises is acceptable collateral. All appraisal reports and PDRs require a physical inspection of the property which includes an on-site visual inspection, except for desktop appraisals. The lender may provide an appraisal report that exceeds the minimum collateral assessment requirement indicated by the Last Feedback Certificate provided the eligibility requirements for the selected appraisal type are met. Appraisal Report Forms and the PDR by Property Type and Inspection/Data Collection Type <ul style="list-style-type: none"> The following tables list Freddie Mac's appraisal report forms, the PDR and the applicable inspection/data collection types. <ul style="list-style-type: none"> Appraisal Report Forms, Property Type and Inspection/Data Collection Type 	<p>Appraisal Requirements / Appraisal Report Forms and Exhibits</p> <p><i>Note: Below is an EXCERPT only of the requirements from the above referenced section.</i></p> <p>Freddie Mac LPA Follow LPA requirements, which are as follows:</p> <ul style="list-style-type: none"> Appraisal Report Forms, PDRs and Inspection Types <ul style="list-style-type: none"> For each mortgage transaction that requires an appraisal report or a PDR, the mortgage file must contain an appraisal report or PDR that meets Freddie Mac's requirements to evidence that the mortgaged premises is acceptable collateral. All appraisal reports and PDRs require a physical inspection of the property which includes an on-site visual inspection, except for desktop appraisals. The lender may provide an appraisal report that exceeds the minimum collateral assessment requirement indicated by the Last Feedback Certificate provided the eligibility requirements for the selected appraisal type are met. Appraisal Report Forms and the PDR by Property Type and Inspection/Data Collection Type <ul style="list-style-type: none"> The following tables list Freddie Mac's appraisal report forms, the PDR and the applicable inspection/data collection types. <ul style="list-style-type: none"> Appraisals reported on Forms 70, 70D, 70H, 2055, 465, 465H and 466 must be completed using the Uniform Appraisal Dataset (UAD) in accordance with Appendix D, UAD Field-Specific Standardization Requirements, of the Uniform Appraisal Dataset Specification ("UAD Specification") when reporting an appraisal for a conventional mortgage. (See the "Uniform Appraisal Dataset (UAD) and the Uniform Collateral Data Portal (UCDP)" subtopic within the "Appraisal Analysis: Agency Loan Programs" topic in Section 1.07: Appraisal Standard for additional information.)

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards				Revised Standards (See <u>COR25-017</u> for the Applicable Effective Dates of These Revisions)			
			Appraisal Report Forms by Property Type and Inspection/Data Collection Type				<ul style="list-style-type: none"> Freddie Mac does not require the UAD to be used for appraisals reported on Form 72. However, this form may be completed using the standards contained in the UAD Specification to the extent those standards are applicable. Appraisal Report Forms, Property Type and Inspection/Data Collection Type 	Appraisal Report Forms by Property Type and Inspection/Data Collection Type		
			Property Type	Form Number and Title	Type of Inspection/Data Collection and Reporting Considerations	Overview of Appraisal Report Form		Property Type	Form Number and Title	Type of Inspection/Data Collection and Reporting Considerations
			1-unit property, including in a Planned Unit Development (PUD) with an ADU, and excluding: Attached Condominium Units	Form 70, <i>Uniform Residential Appraisal Report</i>	Interior and Exterior Inspection	Form 70 is designed to report the results of an appraisal of a 1-unit property, including a unit in a PUD or a 1-unit property with an accessory unit. It may also be used for a detached condominium unit if the appraiser includes information about the project and its condition. The form may not be used for an appraisal or an attached condominium unit. An interior and exterior inspection of the subject property is required. Appraisals reported on Form 70 with an effective date on or after September 1, 2011, must be completed using the Uniform Appraisal Dataset (UAD) in accordance with Appendix D, UAD Field-Specific Standardization Requirements, of the Uniform Appraisal Dataset Specification ("UAD Specification") when reporting an appraisal for a conventional mortgage. (See "Uniform Appraisal Dataset (UAD) and the Uniform Collateral Data Portal (UCDP)" within the "Appraisal Analysis: Agency Loan		1-unit property, including: <ul style="list-style-type: none"> In a Planned Unit Development (PUD) With an ADU And excluding: <ul style="list-style-type: none"> Attached Condominium Units 	Form 70, <i>Uniform Residential Appraisal Report</i>	Interior and Exterior Inspection Form 70 may be used for a detached condominium unit if the appraiser includes information about the project and its condition. The form may not be used for an appraisal of an attached condominium unit. Form 70H may be used for a detached condominium unit if the appraiser includes information about the project and its condition. The form may not be used for an appraisal of an attached condominium unit. Note: See the "Hybrid Appraisals" subtopic subsequently presented in this topic for the detailed requirements with respect to the use of Form 70H.
								Form 70H, <i>Uniform Residential Appraisal Report (Hybrid)</i>	On-site interior and exterior property data collection using the Uniform Property Dataset (UPD) . Form 70H may be used for a detached condominium unit if the appraiser includes information about the project and its condition. The form may not be used for an appraisal of an attached condominium unit. Note: See the "Hybrid Appraisals" subtopic subsequently presented in this topic for the detailed requirements with respect to the use of Form 70H.	
								Form 70D, <i>Uniform Residential Appraisal Report (Desktop)</i>	No physical inspection Note: See the "Desktop Appraisals" subtopic subsequently presented in this topic for the detailed requirements with respect to the use of Form 70D.	
							Form 2055, <i>Exterior-Only Inspection Residential Appraisal Report</i>	Exterior-only Inspection The form is only to be used for an appraisal update or a subsequent opinion of market value. The form may not be used for an appraisal of a unit in an attached condominium project Form 2055 may be used for a detached condominium unit if the		

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards				Revised Standards (See <u>COR25-017</u> for the Applicable Effective Dates of These Revisions)			
						Programs" topic in Section 1.07: Appraisal Standard for additional information.)				appraiser includes information about the project and its condition. Note: See "Form 2055 and 466 Upgrade Requirements" subsequently presented in this section for the conditions when Form 2055 must be upgraded to a Form 70.
							Condominium Unit, including: <ul style="list-style-type: none"> • Attached Units • Detached Units 	Form 465, <i>Individual Condominium Unit Appraisal Report</i>	Interior and Exterior Inspection	
								Form 465H, <i>Individual Condominium Unit Appraisal Report (Hybrid)</i>	On-site interior and exterior property data collection using the <u>UPD</u> . Note: See the "Hybrid Appraisals" subtopic subsequently presented in this topic for the detailed requirements with respect to the use of Form 465H.	
								Form 466, <i>Exterior-Only Inspection Individual Condominium Unit Appraisal Report</i>	Exterior-only Inspection The form is only to be used for an appraisal update or a subsequent opinion of market value. Note: See "Form 2055 and 466 Upgrade Requirements" subsequently presented in this section for the conditions when Form 2055 must be upgraded to a Form 70	
							2- to 4-unit property, including a 2- or 3-unit property with an ADU	Form 72, <i>Small Residential Income Property Appraisal Report</i>	Interior and Exterior Inspection Note: When Form 72 is utilized for a 2- or 3-unit property with an ADU, the ADU is included as an additional unit Note: See "Form 72, Small Residential Income Property Appraisal Report" subsequently presented in this section for requirements applicable to completing Form 72, for 2- to 4-unit properties.	
							Any, as required by the original appraisal report	Form 442, <i>Appraisal Update and/or Completion Report</i>	Interior and Exterior Inspection or Exterior-only Inspection Note: See "Appraisal Age, Appraisal Update and/or Completion Report, and Appraisal Use Requirements" subsequently presented in this topic for additional information regarding appraisal updates and completion reports.	
							Any, as required by the original appraisal report	Form 400, <i>Warranty of Completion of</i>	Interior and Exterior Inspection or Exterior-only Inspection	

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards				Revised Standards (See <u>COR25-017</u> for the Applicable Effective Dates of These Revisions)														
			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #2c2c5c; color: white;"> <th colspan="4">Appraisal Report Forms by Property Type and Inspection/Data Collection Type, (continued)</th> </tr> <tr style="background-color: #4b4b8b; color: white;"> <th style="width: 25%;">Property Type</th> <th style="width: 25%;">Form Number and Title</th> <th style="width: 25%;">Type of Inspection/Data Collection and Reporting Considerations</th> <th style="width: 25%;">Overview of Appraisal Report Form</th> </tr> </thead> <tbody> <tr> <td>1-unit property, including a unit in a Planned Unit Development (PUD) or a Detached Condominium Unit</td> <td>Form 70D, <i>Uniform Residential Appraisal Report (Desktop)</i></td> <td>No physical inspection</td> <td> <p>Form 70D is designed to report the results of an appraisal of a 1-unit Primary Residence, including a unit in a PUD, or a 1-unit Primary Residence with an accessory unit. Appraisals reported on Form 70D must be completed using the UAD in accordance with Appendix D of the UAD Specification.</p> <p>Form 70 Upgrade Requirements The appraisal must be upgraded to Form 70, <i>Uniform Residential Appraisal Report</i>, when one or more of the following conditions exists:</p> <ul style="list-style-type: none"> • Third-party data sources do not provide sufficient information about both the interior and exterior physical characteristics of the subject property for the appraiser to develop a credible and adequately supported appraisal • The appraiser cannot reconcile significant </td> </tr> </tbody> </table>				Appraisal Report Forms by Property Type and Inspection/Data Collection Type, (continued)				Property Type	Form Number and Title	Type of Inspection/Data Collection and Reporting Considerations	Overview of Appraisal Report Form	1-unit property, including a unit in a Planned Unit Development (PUD) or a Detached Condominium Unit	Form 70D, <i>Uniform Residential Appraisal Report (Desktop)</i>	No physical inspection	<p>Form 70D is designed to report the results of an appraisal of a 1-unit Primary Residence, including a unit in a PUD, or a 1-unit Primary Residence with an accessory unit. Appraisals reported on Form 70D must be completed using the UAD in accordance with Appendix D of the UAD Specification.</p> <p>Form 70 Upgrade Requirements The appraisal must be upgraded to Form 70, <i>Uniform Residential Appraisal Report</i>, when one or more of the following conditions exists:</p> <ul style="list-style-type: none"> • Third-party data sources do not provide sufficient information about both the interior and exterior physical characteristics of the subject property for the appraiser to develop a credible and adequately supported appraisal • The appraiser cannot reconcile significant 		<p><i>Construction or Repairs/Alterations</i></p>	<p>Note: See "Appraisal Age, Appraisal Update and/or Completion Report, and Appraisal Use Requirements" subsequently presented in this topic for additional information regarding completion reports.</p>
Appraisal Report Forms by Property Type and Inspection/Data Collection Type, (continued)																					
Property Type	Form Number and Title	Type of Inspection/Data Collection and Reporting Considerations	Overview of Appraisal Report Form																		
1-unit property, including a unit in a Planned Unit Development (PUD) or a Detached Condominium Unit	Form 70D, <i>Uniform Residential Appraisal Report (Desktop)</i>	No physical inspection	<p>Form 70D is designed to report the results of an appraisal of a 1-unit Primary Residence, including a unit in a PUD, or a 1-unit Primary Residence with an accessory unit. Appraisals reported on Form 70D must be completed using the UAD in accordance with Appendix D of the UAD Specification.</p> <p>Form 70 Upgrade Requirements The appraisal must be upgraded to Form 70, <i>Uniform Residential Appraisal Report</i>, when one or more of the following conditions exists:</p> <ul style="list-style-type: none"> • Third-party data sources do not provide sufficient information about both the interior and exterior physical characteristics of the subject property for the appraiser to develop a credible and adequately supported appraisal • The appraiser cannot reconcile significant 																		

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards				Revised Standards (See COR25-017 for the Applicable Effective Dates of These Revisions)
						<p>discrepancies (e.g., room count, gross living area, size, condition, etc.) among available data sources to develop a credible and adequately supported appraisal.</p> <ul style="list-style-type: none"> • The subject property is undergoing renovation or rehabilitation 	

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards				Revised Standards (See COR25-017 for the Applicable Effective Dates of These Revisions)
			Appraisal Report Forms by Property Type and Inspection/Data Collection Type, (continued)				
			Property Type	Form Number and Title	Type of Inspection/Data Collection and Reporting Considerations	Overview of Appraisal Report Form	
			1-unit property, including a unit in a Planned Unit Development (PUD) or a Detached Condominium Unit, <i>continued</i>	Form 70D, <i>Uniform Residential Appraisal Report (Desktop)</i>	No physical inspection	Form 70 Upgrade Requirements, continued <ul style="list-style-type: none"> The data sources used to develop the appraisal, including the sales contract, reflect the presence of physical deficiencies or adverse conditions that indicate the property has a condition rating of C5 or C6 or the quality rating is Q6. See “Property Condition and Quality of Construction of the Improvements” within the “Appraisal Analysis: Agency Loan Programs” topic in Section 1.07: Appraisal Standard for additional information related to property condition and quality of construction. <p>References:</p> <ul style="list-style-type: none"> See “Desktop Appraisals” subsequently 	

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards					Revised Standards (See COR25-017 for the Applicable Effective Dates of These Revisions)
							<p>presented in this document for desktop appraisal eligibility requirements.</p> <ul style="list-style-type: none"> See "Uniform Appraisal Dataset (UAD) and the Uniform Collateral Data Portal (UCDP)" within the "Appraisal Analysis: Agency Loan Programs" topic in Section 1.07: Appraisal Standard for additional information. 	

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards	Revised Standards (See COR25-017 for the Applicable Effective Dates of These Revisions)												
			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #2c2c4c; color: white;"> <th colspan="4">Appraisal Report Forms by Property Type and Inspection/Data Collection Type, (continued)</th> </tr> <tr style="background-color: #4b4b7a; color: white;"> <th style="width: 25%;">Property Type</th> <th style="width: 25%;">Form Number and Title</th> <th style="width: 25%;">Type of Inspection/Data Collection and Reporting Considerations</th> <th style="width: 25%;">Overview of Appraisal Report Form</th> </tr> </thead> <tbody> <tr> <td>1-unit property, including a unit in a Planned Unit Development (PUD), a 1-unit property with an ADU, or a Detached Condominium Unit</td> <td>Form 70H, <i>Uniform Residential Appraisal Report (Hybrid)</i></td> <td>On site interior and exterior property data collection using the Uniform Property Dataset (UPD).</td> <td> <p>Form 70H is designed to report the results of a property data report of a 1-unit property, including a unit in a PUD or a 1-unit property with an accessory unit. It may also be used for a detached condominium unit if the appraiser includes information about the project and its condition. The form may not be used for an appraisal of an attached condominium unit. An interior and exterior inspection of the subject property is required.</p> <p>See “Uniform Appraisal Dataset (UAD) and the Uniform Collateral Data Portal (UCDP)” within the “Appraisal Analysis: Agency Loan Programs” topic in Section 1.07: Appraisal Standard for additional information.</p> </td> </tr> </tbody> </table>	Appraisal Report Forms by Property Type and Inspection/Data Collection Type, (continued)				Property Type	Form Number and Title	Type of Inspection/Data Collection and Reporting Considerations	Overview of Appraisal Report Form	1-unit property, including a unit in a Planned Unit Development (PUD), a 1-unit property with an ADU, or a Detached Condominium Unit	Form 70H, <i>Uniform Residential Appraisal Report (Hybrid)</i>	On site interior and exterior property data collection using the Uniform Property Dataset (UPD) .	<p>Form 70H is designed to report the results of a property data report of a 1-unit property, including a unit in a PUD or a 1-unit property with an accessory unit. It may also be used for a detached condominium unit if the appraiser includes information about the project and its condition. The form may not be used for an appraisal of an attached condominium unit. An interior and exterior inspection of the subject property is required.</p> <p>See “Uniform Appraisal Dataset (UAD) and the Uniform Collateral Data Portal (UCDP)” within the “Appraisal Analysis: Agency Loan Programs” topic in Section 1.07: Appraisal Standard for additional information.</p>	
Appraisal Report Forms by Property Type and Inspection/Data Collection Type, (continued)																
Property Type	Form Number and Title	Type of Inspection/Data Collection and Reporting Considerations	Overview of Appraisal Report Form													
1-unit property, including a unit in a Planned Unit Development (PUD), a 1-unit property with an ADU, or a Detached Condominium Unit	Form 70H, <i>Uniform Residential Appraisal Report (Hybrid)</i>	On site interior and exterior property data collection using the Uniform Property Dataset (UPD) .	<p>Form 70H is designed to report the results of a property data report of a 1-unit property, including a unit in a PUD or a 1-unit property with an accessory unit. It may also be used for a detached condominium unit if the appraiser includes information about the project and its condition. The form may not be used for an appraisal of an attached condominium unit. An interior and exterior inspection of the subject property is required.</p> <p>See “Uniform Appraisal Dataset (UAD) and the Uniform Collateral Data Portal (UCDP)” within the “Appraisal Analysis: Agency Loan Programs” topic in Section 1.07: Appraisal Standard for additional information.</p>													

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards				Revised Standards (See COR25-017 for the Applicable Effective Dates of These Revisions)												
			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #2c2c5c; color: white;"> <th colspan="4">Appraisal Report Forms by Property Type and Inspection/Data Collection Type, (continued)</th> </tr> <tr style="background-color: #4b4b8b; color: white;"> <th style="width: 25%;">Property Type</th> <th style="width: 25%;">Form Number and Title</th> <th style="width: 25%;">Type of Inspection/Data Collection and Reporting Considerations</th> <th style="width: 25%;">Overview of Appraisal Report Form</th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;">1-unit property, including a unit in a Planned Unit Development (PUD) or a Detached Condominium Unit</td> <td style="vertical-align: top;">Form 2055, <i>Exterior-Only Inspection Residential Appraisal Report</i></td> <td style="vertical-align: top;">Exterior-only Inspection</td> <td style="vertical-align: top;"> <p>Form 2055 is designed to report the results of an appraisal of a 1-unit property, including a unit in a PUD or a 1-unit property with an accessory unit. The form is only to be used for an appraisal update or a subsequent opinion of market value. The form may not be used for an appraisal of a unit in an attached condominium project. It may also be used for a detached condominium unit if the appraiser includes information about the project and its condition. An exterior-only inspection of the subject property is required.</p> <p>Appraisals reported on Form 2055 with an effective date on or after September 1, 2011, must be completed using the UAD in accordance with Appendix D, UAD Field-Specific Standardization Requirements, of the UAD Specification ("Appendix D") when reporting an appraisal for a conventional mortgage.</p> </td> </tr> </tbody> </table>				Appraisal Report Forms by Property Type and Inspection/Data Collection Type, (continued)				Property Type	Form Number and Title	Type of Inspection/Data Collection and Reporting Considerations	Overview of Appraisal Report Form	1-unit property, including a unit in a Planned Unit Development (PUD) or a Detached Condominium Unit	Form 2055, <i>Exterior-Only Inspection Residential Appraisal Report</i>	Exterior-only Inspection	<p>Form 2055 is designed to report the results of an appraisal of a 1-unit property, including a unit in a PUD or a 1-unit property with an accessory unit. The form is only to be used for an appraisal update or a subsequent opinion of market value. The form may not be used for an appraisal of a unit in an attached condominium project. It may also be used for a detached condominium unit if the appraiser includes information about the project and its condition. An exterior-only inspection of the subject property is required.</p> <p>Appraisals reported on Form 2055 with an effective date on or after September 1, 2011, must be completed using the UAD in accordance with Appendix D, UAD Field-Specific Standardization Requirements, of the UAD Specification ("Appendix D") when reporting an appraisal for a conventional mortgage.</p>	
Appraisal Report Forms by Property Type and Inspection/Data Collection Type, (continued)																			
Property Type	Form Number and Title	Type of Inspection/Data Collection and Reporting Considerations	Overview of Appraisal Report Form																
1-unit property, including a unit in a Planned Unit Development (PUD) or a Detached Condominium Unit	Form 2055, <i>Exterior-Only Inspection Residential Appraisal Report</i>	Exterior-only Inspection	<p>Form 2055 is designed to report the results of an appraisal of a 1-unit property, including a unit in a PUD or a 1-unit property with an accessory unit. The form is only to be used for an appraisal update or a subsequent opinion of market value. The form may not be used for an appraisal of a unit in an attached condominium project. It may also be used for a detached condominium unit if the appraiser includes information about the project and its condition. An exterior-only inspection of the subject property is required.</p> <p>Appraisals reported on Form 2055 with an effective date on or after September 1, 2011, must be completed using the UAD in accordance with Appendix D, UAD Field-Specific Standardization Requirements, of the UAD Specification ("Appendix D") when reporting an appraisal for a conventional mortgage.</p>																

Agency Standards Revisions

Note: *Truist specific overlays are underlined.*

Topic	Impacted Document	Impacted Products	Current Standards				Revised Standards (See COR25-017 for the Applicable Effective Dates of These Revisions)
						(See "Uniform Appraisal Dataset (UAD) and the Uniform Collateral Data Portal (UCDP)" within the "Appraisal Analysis: Agency Loan Programs" topic in Section 1.07: Appraisal Standard for additional information.)	
			Appraisal Report Forms by Property Type and Inspection/Data Collection Type, (continued)				
			Property Type		Type of Inspection/Data Collection and Reporting Considerations	Overview of Appraisal Report Form	
			1-unit property, including a unit in a Planned Unit Development (PUD) or a Detached Condominium Unit, <i>continued</i>	Form 2055, <i>Exterior-Only Inspection Residential Appraisal Report</i>	Exterior-only Inspection	Form 2055 Upgrade Requirements The appraisal must be upgraded to a Form 70 when one or more of the following conditions exist: <ul style="list-style-type: none"> Third-party data sources do not provide sufficient information about both the interior and exterior physical characteristics of the subject property for the appraiser to develop a credible and adequately supported appraisal. The appraiser cannot obtain sufficient information about both the interior and exterior physical characteristics of the subject 	

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards				Revised Standards (See COR25-017 for the Applicable Effective Dates of These Revisions)
						<p>property from third-party data sources in order to develop an accurate and adequately supported appraisal</p> <ul style="list-style-type: none"> The appraiser cannot reconcile all significant discrepancies (e.g., size, condition, etc.) among available data sources to develop a credible and adequately supported appraisal. 	
			Appraisal Report Forms by Property Type and Inspection/Data Collection Type, (continued)				
			Property Type	Form Number and Title	Type of Inspection/Data Collection and Reporting Considerations	Overview of Appraisal Report Form	
			1-unit property, including a unit in a Planned Unit Development (PUD) or a Detached Condominium Unit, <i>continued</i>	Form 2055, <i>Exterior-Only Inspection Residential Appraisal Report</i>	Exterior-only Inspection	<ul style="list-style-type: none"> The appraiser is unable to view the property improvements from the street and/or an exterior-only inspection does not provide sufficient information to develop a credible and adequately supported appraisal The subject property is new construction and has not 	

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards					Revised Standards (See COR25-017 for the Applicable Effective Dates of These Revisions)	
							<p>yet been occupied</p> <ul style="list-style-type: none"> The subject property is undergoing renovation or rehabilitation The data sources used to develop the appraisal (such as the sales contract for purchase transactions) reflect the presence of physical deficiencies or an adverse condition, or the appraiser observes apparent physical deficiencies or adverse property conditions during the exterior property inspection The condition rating is C5 or C6 based on the UAD (See to "Property Condition and Quality of Construction of the Improvements" within the "Appraisal Analysis: Agency Loan Programs" topic in Section 1.07: Appraisal Standard for additional information) The quality rating is Q6 based on the 		

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards				Revised Standards (See COR25-017 for the Applicable Effective Dates of These Revisions)
						<p>UAD (See "Property Condition and Quality of Construction of the Improvements" within the "Appraisal Analysis: Agency Loan Programs" topic in Section 1.07: Appraisal Standard for additional information)</p>	
			Appraisal Report Forms by Property Type and Inspection/Data Collection Type, (continued)				
			Property Type	Form Number and Title	Type of Inspection/Data Collection and Reporting Considerations	Overview of Appraisal Report Form	
			Condominium Unit	Form 465, <i>Individual Condominium Unit Appraisal Report</i>	Interior and Exterior Inspection	<p>Form 465 is designed to report the results of an appraisal of a 1-unit property in a condominium project, whether attached or detached. An interior and exterior inspection of the subject property is required.</p> <p>Appraisals reported on Form 465 with effective dates on or after September 1, 2011, must be completed using the UAD in accordance with Appendix D of the UAD Specification when reporting an appraisal for a conventional mortgage. (See "Uniform Appraisal Dataset (UAD) and the Uniform Collateral</p>	

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards				Revised Standards (See COR25-017 for the Applicable Effective Dates of These Revisions)
						<p>Data Portal (UCDP)” within the “Appraisal Analysis: Agency Loan Programs” topic in Section 1.07: Appraisal Standard for additional information.)</p>	
			Condominium Unit	Form 465H, <i>Individual Condominium Unit Appraisal Report (Hybrid)</i>	On-site interior and exterior property data collection using the UPD .	<p>Form 465H is designed to report the results of a property data report of a 1-unit property in a condominium project, whether attached or detached. An interior and exterior inspection of the subject property is required.</p> <p>See “Uniform Appraisal Dataset (UAD) and the Uniform Collateral Data Portal (UCDP)” within the “Appraisal Analysis: Agency Loan Programs” topic in Section 1.07: Appraisal Standard for additional information.</p>	
Appraisal Report Forms by Property Type and Inspection/Data Collection Type, (continued)							
			Property Type	Form Number and Title	Type of Inspection/Data Collection and Reporting Considerations	Overview of Appraisal Report Form	
			Condominium Unit	Form 466, <i>Exterior-Only Inspection Individual Condominium Unit Appraisal Report</i>	Exterior-only Inspection	Form 466 is designed to report the results of an appraisal of a unit in a condominium project, whether attached or detached. An exterior-only inspection of the subject property is required. The form is only to be used for an appraisal update	

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards					Revised Standards (See COR25-017 for the Applicable Effective Dates of These Revisions)	
						<p>or a subsequent opinion of market value.</p> <p>Appraisals reported on Form 466 with effective dates on or after September 1, 2011, must be completed using the UAD in accordance with Appendix D of the UAD Specification when reporting an appraisal for a conventional mortgage. (See "Uniform Appraisal Dataset (UAD) and the Uniform Collateral Data Portal (UCDP)" within the "Appraisal Analysis: Agency Loan Programs" topic in Section 1.07: Appraisal Standard for additional information.)</p> <p>Form 466 Upgrade Requirements The appraisal must be upgraded to a Form 465 when one or more of the following conditions exist:</p> <ul style="list-style-type: none"> • Third-party data sources do not provide sufficient information about both the interior and exterior physical characteristics of the subject property for the appraiser to develop a credible and adequately supported appraisal 			

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards				Revised Standards (See COR25-017 for the Applicable Effective Dates of These Revisions)												
			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #2c2c4c; color: white;"> <th colspan="4">Appraisal Report Forms by Property Type and Inspection/Data Collection Type, (continued)</th> </tr> <tr style="background-color: #2c2c4c; color: white;"> <th style="width: 15%;">Property Type</th> <th style="width: 20%;">Form Number and Title</th> <th style="width: 20%;">Type of Inspection/Data Collection and Reporting Considerations</th> <th style="width: 45%;">Overview of Appraisal Report Form</th> </tr> </thead> <tbody> <tr> <td>Condominium Unit</td> <td>Form 466, <i>Exterior-Only Inspection Individual Condominium Unit Appraisal Report</i></td> <td>Exterior-only Inspection</td> <td> <ul style="list-style-type: none"> The appraiser cannot obtain sufficient information about both the interior and exterior physical characteristics of the subject property from third-party data sources in order to develop an accurate and adequately supported appraisal The appraiser cannot reconcile all significant discrepancies (e.g., size, condition, etc.) among available data sources to develop a credible and adequately supported appraisal The appraiser's exterior-only inspection does not provide sufficient information to develop a credible and adequately supported appraisal, including the </td> </tr> </tbody> </table>				Appraisal Report Forms by Property Type and Inspection/Data Collection Type, (continued)				Property Type	Form Number and Title	Type of Inspection/Data Collection and Reporting Considerations	Overview of Appraisal Report Form	Condominium Unit	Form 466, <i>Exterior-Only Inspection Individual Condominium Unit Appraisal Report</i>	Exterior-only Inspection	<ul style="list-style-type: none"> The appraiser cannot obtain sufficient information about both the interior and exterior physical characteristics of the subject property from third-party data sources in order to develop an accurate and adequately supported appraisal The appraiser cannot reconcile all significant discrepancies (e.g., size, condition, etc.) among available data sources to develop a credible and adequately supported appraisal The appraiser's exterior-only inspection does not provide sufficient information to develop a credible and adequately supported appraisal, including the 	
Appraisal Report Forms by Property Type and Inspection/Data Collection Type, (continued)																			
Property Type	Form Number and Title	Type of Inspection/Data Collection and Reporting Considerations	Overview of Appraisal Report Form																
Condominium Unit	Form 466, <i>Exterior-Only Inspection Individual Condominium Unit Appraisal Report</i>	Exterior-only Inspection	<ul style="list-style-type: none"> The appraiser cannot obtain sufficient information about both the interior and exterior physical characteristics of the subject property from third-party data sources in order to develop an accurate and adequately supported appraisal The appraiser cannot reconcile all significant discrepancies (e.g., size, condition, etc.) among available data sources to develop a credible and adequately supported appraisal The appraiser's exterior-only inspection does not provide sufficient information to develop a credible and adequately supported appraisal, including the 																

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards					Revised Standards (See COR25-017 for the Applicable Effective Dates of These Revisions)
						<p>inability to view the property improvements from the street</p> <ul style="list-style-type: none"> • The subject property is new construction and has not yet been occupied • The subject property is undergoing renovation or rehabilitation • The data sources used to develop the appraisal (including the purchase contract) indicate the presence of physical deficiencies or an adverse condition, or the appraiser observes apparent physical deficiencies or adverse property conditions during the exterior property inspection 		
Appraisal Report Forms by Property Type and Inspection/Data Collection Type, (continued)								
			Property Type	Form Number and Title	Type of Inspection/Data Collection and Reporting Considerations	Overview of Appraisal Report Form		
			Condominium Unit	Form 466, <i>Exterior-Only Inspection Individual Condominium</i>	Exterior-only Inspection	<ul style="list-style-type: none"> • The condition rating is C5 or C6 based on the UAD (See to "Property 		

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards				Revised Standards (See COR25-017 for the Applicable Effective Dates of These Revisions)
				<p><i>Unit Appraisal Report, continued</i></p>		<p>Condition and Quality of Construction of the Improvements” within the “Appraisal Analysis: Agency Loan Programs” topic in Section 1.07: Appraisal Standard for additional information)</p> <ul style="list-style-type: none"> The quality rating is Q6 based on the UAD (See to “Property Condition and Quality of Construction of the Improvements” within the “Appraisal Analysis: Agency Loan Programs” topic in Section 1.07: Appraisal Standard for additional information) 	
			<p>2- to 4-unit property, including 2- or 3-unit property with an ADU</p>	<p><i>Form 72, Small Residential Income Property Appraisal Report</i></p>	<p>Interior and Exterior Inspection</p> <p>Note: When Form 72 is utilized for a 2- or 3-unit property with an ADU, the ADU is included as an additional unit</p>	<p>Form 72 is designed to report the appraisal results for a 2- to 4-unit property. An interior and exterior inspection of the subject property is required. Freddie Mac does not require the UAD to be used for appraisals reported on Form 72. However, Form 72 may be completed using the standards contained in the UAD Specification to the extent those standards are applicable.</p>	

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards	Revised Standards (See COR25-017 for the Applicable Effective Dates of These Revisions)												
			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #2c3e50; color: white;"> <th colspan="4">Appraisal Report Forms by Property Type and Inspection/Data Collection Type, (continued)</th> </tr> <tr style="background-color: #2c3e50; color: white;"> <th style="width: 15%;">Property Type</th> <th style="width: 15%;">Form Number and Title</th> <th style="width: 15%;">Type of Inspection/Data Collection and Reporting Considerations</th> <th style="width: 55%;">Overview of Appraisal Report Form</th> </tr> </thead> <tbody> <tr> <td>2- to 4-unit property, including 2- or 3-unit property with an ADU, <i>continued</i></td> <td>Form 72, <i>Small Residential Income Property Appraisal Report</i></td> <td>Interior and Exterior Inspection Note: When Form 72 is utilized for a 2- or 3-unit property with an ADU, the ADU is included as an additional unit</td> <td> <p>The following requirements and standards are applicable to completing Form 72, <i>Small Residential Income Property Appraisal Report</i>, for 2- to 4-unit properties.</p> <ul style="list-style-type: none"> • Comparable Rent Data for 2- to 4-unit Properties <ul style="list-style-type: none"> • At least three rental comparables must be analyzed in the "comparable rental data" section. These rental comparables must: <ul style="list-style-type: none"> • Have current rental information • Be units similar to and located near the subject property • The rental comparables are usually not the same comparable properties used in the sales comparison approach. The appraisal report should state that the units and properties </td> </tr> </tbody> </table>	Appraisal Report Forms by Property Type and Inspection/Data Collection Type, (continued)				Property Type	Form Number and Title	Type of Inspection/Data Collection and Reporting Considerations	Overview of Appraisal Report Form	2- to 4-unit property, including 2- or 3-unit property with an ADU, <i>continued</i>	Form 72, <i>Small Residential Income Property Appraisal Report</i>	Interior and Exterior Inspection Note: When Form 72 is utilized for a 2- or 3-unit property with an ADU, the ADU is included as an additional unit	<p>The following requirements and standards are applicable to completing Form 72, <i>Small Residential Income Property Appraisal Report</i>, for 2- to 4-unit properties.</p> <ul style="list-style-type: none"> • Comparable Rent Data for 2- to 4-unit Properties <ul style="list-style-type: none"> • At least three rental comparables must be analyzed in the "comparable rental data" section. These rental comparables must: <ul style="list-style-type: none"> • Have current rental information • Be units similar to and located near the subject property • The rental comparables are usually not the same comparable properties used in the sales comparison approach. The appraisal report should state that the units and properties 	
Appraisal Report Forms by Property Type and Inspection/Data Collection Type, (continued)																
Property Type	Form Number and Title	Type of Inspection/Data Collection and Reporting Considerations	Overview of Appraisal Report Form													
2- to 4-unit property, including 2- or 3-unit property with an ADU, <i>continued</i>	Form 72, <i>Small Residential Income Property Appraisal Report</i>	Interior and Exterior Inspection Note: When Form 72 is utilized for a 2- or 3-unit property with an ADU, the ADU is included as an additional unit	<p>The following requirements and standards are applicable to completing Form 72, <i>Small Residential Income Property Appraisal Report</i>, for 2- to 4-unit properties.</p> <ul style="list-style-type: none"> • Comparable Rent Data for 2- to 4-unit Properties <ul style="list-style-type: none"> • At least three rental comparables must be analyzed in the "comparable rental data" section. These rental comparables must: <ul style="list-style-type: none"> • Have current rental information • Be units similar to and located near the subject property • The rental comparables are usually not the same comparable properties used in the sales comparison approach. The appraisal report should state that the units and properties 													

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards				Revised Standards (See COR25-017 for the Applicable Effective Dates of These Revisions)							
						<p>selected as rental comparables are comparable to the subject property (both the units and the overall property) and should accurately represent the rental market for the subject property unless otherwise stated in the report.</p>								
Appraisal Report Forms by Property Type and Inspection/Data Collection Type, (continued)														
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #4b4b8b; color: white;"> <th style="width: 25%;">Property Type</th> <th style="width: 20%;">Form Number and Title</th> <th style="width: 20%;">Type of Inspection/Data Collection and Reporting Considerations</th> <th style="width: 35%;">Overview of Appraisal Report Form</th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;">2- to 4-unit property, including 2- or 3-unit property with an ADU, <i>continued</i></td> <td style="vertical-align: top;">Form 72, <i>Small Residential Income Property Appraisal Report</i></td> <td style="vertical-align: top;"> Interior and Exterior Inspection Note: When Form 72 is utilized for a 2- or 3-unit property with an ADU, the ADU is included as an additional unit </td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> • Subject's Rent Schedule for 2- to 4-unit properties <ul style="list-style-type: none"> • This section contains the subject property's current actual rents and the estimated market rents. The estimated market rents for the subject property must be </td> </tr> </tbody> </table>							Property Type	Form Number and Title	Type of Inspection/Data Collection and Reporting Considerations	Overview of Appraisal Report Form	2- to 4-unit property, including 2- or 3-unit property with an ADU, <i>continued</i>	Form 72, <i>Small Residential Income Property Appraisal Report</i>	Interior and Exterior Inspection Note: When Form 72 is utilized for a 2- or 3-unit property with an ADU, the ADU is included as an additional unit	<ul style="list-style-type: none"> • Subject's Rent Schedule for 2- to 4-unit properties <ul style="list-style-type: none"> • This section contains the subject property's current actual rents and the estimated market rents. The estimated market rents for the subject property must be
Property Type	Form Number and Title	Type of Inspection/Data Collection and Reporting Considerations	Overview of Appraisal Report Form											
2- to 4-unit property, including 2- or 3-unit property with an ADU, <i>continued</i>	Form 72, <i>Small Residential Income Property Appraisal Report</i>	Interior and Exterior Inspection Note: When Form 72 is utilized for a 2- or 3-unit property with an ADU, the ADU is included as an additional unit	<ul style="list-style-type: none"> • Subject's Rent Schedule for 2- to 4-unit properties <ul style="list-style-type: none"> • This section contains the subject property's current actual rents and the estimated market rents. The estimated market rents for the subject property must be 											

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards				Revised Standards (See COR25-017 for the Applicable Effective Dates of These Revisions)
						<p>supported in the appraisal report and be consistent with the data presented throughout the report.</p> <p>Reference: See "Sales Comparison Approach Section of the Appraisal Report" within the "Appraisal Analysis: Agency Loan Programs" topic in Section 1.07: Appraisal Standard for additional information related to completing Form 72, <i>Small Residential Income Property Appraisal Report</i>, for the sales comparison approach for 2-4 unit properties.</p>	
			Any, as required by the original appraisal report	Form 442, <i>Appraisal Update and/or Completion Report</i>	Interior and Exterior Inspection or Exterior-only Inspection	<p>Form 442 is designed to report an update of an appraisal and/or to report a certification of completion for a 1- to 4-unit property.</p> <p>Reference: See "Appraisal Age, Appraisal Update and/or Completion Report, and Appraisal Use Requirements" subsequently presented in this topic for additional information regarding appraisal updates and for information regarding completion reports.</p>	

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards	Revised Standards (See COR25-017 for the Applicable Effective Dates of These Revisions)												
			<table border="1" style="width: 100%; border-collapse: collapse; margin-bottom: 10px;"> <thead> <tr style="background-color: #2c3e50; color: white;"> <th colspan="4">Appraisal Report Forms by Property Type and Inspection/Data Collection Type, (continued)</th> </tr> <tr style="background-color: #2c3e50; color: white;"> <th style="width: 25%;">Property Type</th> <th style="width: 25%;">Form Number and Title</th> <th style="width: 25%;">Type of Inspection/Data Collection and Reporting Considerations</th> <th style="width: 25%;">Overview of Appraisal Report Form</th> </tr> </thead> <tbody> <tr> <td>Any, as required by the original appraisal report</td> <td>Form 400, <i>Warranty of Completion of Construction or Repairs/Alterations</i></td> <td>Interior and Exterior Inspection or Exterior-only Inspection</td> <td>Reference: See "Appraisal Age, Appraisal Update and/or Completion Report, and Appraisal Use Requirements" subsequently presented in this topic for additional information regarding completion reports.</td> </tr> </tbody> </table> <p>Appraisal Requirements / Appraisal Report Forms and Exhibits</p> <p>Freddie Mac LPA Follow LPA requirements, which are as follows:</p> <p><i>Note: Below is an EXCERPT only of the requirements from the above referenced section.</i></p> <ul style="list-style-type: none"> • Exhibits and Addenda for Appraisal Reports and PDRs <p><i>Note: Below is an EXCERPT only of the requirements from the above referenced section.</i></p> <ul style="list-style-type: none"> • Exhibits Required for Desktop Appraisal (Form 70D) <ul style="list-style-type: none"> • A desktop appraisal report must include the following: <ul style="list-style-type: none"> • Photographs of the Subject Property <ul style="list-style-type: none"> • The appraisal report must include the following: <ul style="list-style-type: none"> • A front view of the subject property • A rear view of the subject property • A street scene identifying the location of the subject property and showing neighboring improvements • The kitchen of the subject property • All bathrooms of the subject property • The main living area of the subject property • Photographs of Comparable Sales <ul style="list-style-type: none"> • The appraisal report must include at least one clear photograph that shows the front of each comparable sale. • Building Sketch and Floor Plan 	Appraisal Report Forms by Property Type and Inspection/Data Collection Type, (continued)				Property Type	Form Number and Title	Type of Inspection/Data Collection and Reporting Considerations	Overview of Appraisal Report Form	Any, as required by the original appraisal report	Form 400, <i>Warranty of Completion of Construction or Repairs/Alterations</i>	Interior and Exterior Inspection or Exterior-only Inspection	Reference: See "Appraisal Age, Appraisal Update and/or Completion Report, and Appraisal Use Requirements" subsequently presented in this topic for additional information regarding completion reports.	<p>Appraisal Requirements / Appraisal Report Forms and Exhibits</p> <p>Freddie Mac LPA Follow LPA requirements, which are as follows:</p> <p><i>Note: Below is an EXCERPT only of the requirements from the above referenced section.</i></p> <ul style="list-style-type: none"> • Exhibits and Addenda for Appraisal Reports and PDRs <p><i>Note: Below is an EXCERPT only of the requirements from the above referenced section.</i></p> <ul style="list-style-type: none"> • Exhibits Required for Desktop Appraisal (Form 70D) <ul style="list-style-type: none"> • A desktop appraisal report must include the following: <ul style="list-style-type: none"> • Photographs of the Subject Property <ul style="list-style-type: none"> • The appraisal report must include the following: <ul style="list-style-type: none"> • A front view of the subject property • A rear view of the subject property • A street scene identifying the location of the subject property and showing neighboring improvements • The kitchen of the subject property • All bathrooms of the subject property • The main living areas of the subject property • Photographs of Comparable Sales <ul style="list-style-type: none"> • The appraisal report must include at least one clear photograph that shows the front of each comparable sale. • Building Sketch and Floor Plan
Appraisal Report Forms by Property Type and Inspection/Data Collection Type, (continued)																
Property Type	Form Number and Title	Type of Inspection/Data Collection and Reporting Considerations	Overview of Appraisal Report Form													
Any, as required by the original appraisal report	Form 400, <i>Warranty of Completion of Construction or Repairs/Alterations</i>	Interior and Exterior Inspection or Exterior-only Inspection	Reference: See "Appraisal Age, Appraisal Update and/or Completion Report, and Appraisal Use Requirements" subsequently presented in this topic for additional information regarding completion reports.													

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards	Revised Standards (See COR25-017 for the Applicable Effective Dates of These Revisions)												
			<ul style="list-style-type: none"> The appraisal report must include a building sketch and floor plan that meets the requirements outlined in the “Exhibit Requirements” section above. Location Map <ul style="list-style-type: none"> The appraisal report must include a location map that meets the requirements outlined in the “Exhibit Requirements” section above. <p><i>All other currently published requirements in this section remain the same.</i></p> <hr/> <p>Appraisal Requirements / Desktop Appraisals</p> <p>Freddie Mac LPA Follow LPA requirements, which are as follows:</p> <ul style="list-style-type: none"> Overview <ul style="list-style-type: none"> A desktop appraisal reported on Form 70D, <i>Uniform Residential Appraisal Report (Desktop)</i> is permitted in lieu of an interior and exterior inspection appraisal for certain purchase transactions. Desktop Appraisal Requirements <ul style="list-style-type: none"> Mortgages that meet the following requirements may be delivered with a desktop appraisal in lieu of an interior and exterior appraisal: <ul style="list-style-type: none"> The mortgage must be an Accept mortgage The mortgage must be secured by a 1-unit dwelling. <p>The mortgage must comply with the following mortgage purpose, occupancy type and maximum loan-to-value (LTV) ratio requirements:</p> <table border="1" style="width: 100%; text-align: center; border-collapse: collapse;"> <thead> <tr style="background-color: #2c3e50; color: white;"> <th>Mortgage Purpose</th> <th>Occupancy Type</th> <th>Maximum LTV ratio</th> </tr> </thead> <tbody> <tr> <td>Purchase</td> <td>Primary Residence</td> <td>90%</td> </tr> </tbody> </table> Each mortgage must be delivered with the required ULDD Data Points <p>Note: Freddie Mac will accept mortgages originated with a desktop appraisal with an LTV ratio higher than 90% as calculated using the value obtained from the desktop appraisal if the loan amount does not increase and all other eligibility requirements continue to be met, including the requirement that the LTV ratio calculated using the sales price is less than or equal to 90%. LTV ratios greater than 90% that occur as a result of loan amount increases require an upgrade to an interior and exterior inspection appraisal (Form 70).</p> Ineligible Mortgages <ul style="list-style-type: none"> The following mortgages are not eligible for a desktop appraisal: <ul style="list-style-type: none"> Mortgages secured by a condominium unit Mortgages secured by cooperative share loans Mortgages secured by a manufactured home Mortgages secured by mixed-use properties Mortgages secured by a property that is undergoing renovation or rehabilitation Mortgages secured by purchase transactions that are non-arm's length or when the property owner at the time of sale (i.e., the property seller) is a lender or a government entity Mortgages secured by mortgaged premises subject to resale restrictions, excluding those subject to age-based resale restrictions 	Mortgage Purpose	Occupancy Type	Maximum LTV ratio	Purchase	Primary Residence	90%	<ul style="list-style-type: none"> The appraisal report must include a building sketch and floor plan that meets the requirements outlined in the “Exhibit Requirements” section above. Location Map <ul style="list-style-type: none"> The appraisal report must include a location map that meets the requirements outlined in the “Exhibit Requirements” section above. <p><i>All other currently published requirements in this section remain the same.</i></p> <hr/> <p>Appraisal Requirements / Desktop Appraisals</p> <p>Freddie Mac LPA Follow LPA requirements, which are as follows:</p> <ul style="list-style-type: none"> Overview <ul style="list-style-type: none"> A desktop appraisal reported on Form 70D, <i>Uniform Residential Appraisal Report (Desktop)</i> is permitted in lieu of an interior and exterior inspection appraisal for certain purchase transactions. Desktop Appraisal Requirements <ul style="list-style-type: none"> Mortgages that meet the following requirements may be delivered with a desktop appraisal in lieu of an interior and exterior appraisal: <ul style="list-style-type: none"> The mortgage must be an Accept mortgage The mortgage must be secured by a 1-unit dwelling. The mortgage must comply with the following mortgage purpose, occupancy type and maximum loan-to-value (LTV) ratio requirements: <table border="1" style="width: 100%; text-align: center; border-collapse: collapse;"> <thead> <tr style="background-color: #2c3e50; color: white;"> <th>Mortgage Purpose</th> <th>Occupancy Type</th> <th>Maximum LTV ratio</th> </tr> </thead> <tbody> <tr> <td>Purchase</td> <td>Primary Residence</td> <td>90%</td> </tr> </tbody> </table> <p>Note: Freddie Mac will accept mortgages originated with a desktop appraisal with an LTV ratio higher than 90% (as calculated using the value obtained from the desktop appraisal) if the loan amount does not increase and all other eligibility requirements continue to be met, including the requirement that the LTV ratio calculated using the sales price is less than or equal to 90%. LTV ratios greater than 90% that occur as a result of loan amount increases require an upgrade to an interior and exterior inspection appraisal (Form 70).</p> <ul style="list-style-type: none"> Each mortgage must be delivered with the required ULDD Data Points <p>Note: Freddie Mac will accept mortgages originated with a desktop appraisal with an LTV ratio higher than 90% as calculated using the value obtained from the desktop appraisal if the loan amount does not increase and all other eligibility requirements continue to be met, including the requirement that the LTV ratio calculated using the sales price is less than or equal to 90%. LTV ratios greater than 90% that occur as a result of loan amount increases require an upgrade to an interior and exterior inspection appraisal (Form 70).</p>	Mortgage Purpose	Occupancy Type	Maximum LTV ratio	Purchase	Primary Residence	90%
Mortgage Purpose	Occupancy Type	Maximum LTV ratio														
Purchase	Primary Residence	90%														
Mortgage Purpose	Occupancy Type	Maximum LTV ratio														
Purchase	Primary Residence	90%														

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards	Revised Standards (See COR25-017 for the Applicable Effective Dates of These Revisions)
			<ul style="list-style-type: none"> Construction Conversion and Renovation Mortgages Community land trust mortgages GreenChoice Mortgages ChoiceRenovation Mortgages 	<ul style="list-style-type: none"> Mortgages secured by a manufactured home Mortgages secured by a mixed-use property Mortgages secured by a property that is undergoing renovation or rehabilitation Mortgages secured by a property acquired in a non-arm's length transaction Mortgages secured by a property where the property owner at the time of sale (i.e., the property seller) is a lender or a government entity Mortgages secured by mortgaged premises subject to resale restrictions, excluding those subject to age-based resale restrictions Construction Conversion and Renovation Mortgages Community land trust mortgages GreenChoice Mortgages ChoiceRenovation Mortgages <ul style="list-style-type: none"> Form 70D Upgrade Requirements <ul style="list-style-type: none"> The appraisal must be upgraded to Form 70 when one or more of the following conditions exists: <ul style="list-style-type: none"> Third-party data sources do not provide sufficient information about both the interior and exterior physical characteristics of the subject property for the appraiser to develop a credible and adequately supported appraisal The appraiser cannot reconcile significant discrepancies (e.g., room count, gross living area, size, condition, etc.) among available data sources to develop a credible and adequately supported appraisal The subject property is undergoing renovation or rehabilitation The data sources used to develop the appraisal, including the sales contract, reflect the presence of physical deficiencies or adverse conditions that indicate the property has a condition rating of C5 or C6 or the quality rating is Q6. See "Property Condition and Quality of Construction of the Improvements" within the "Appraisal Analysis: Agency Loan Programs" topic in Section 1.07: Appraisal Standard for additional information related to property condition and quality of construction.
			<p>Income / General Income Documentation Requirements</p> <p>Freddie Mac LPA Follow LPA requirements, which are as follows:</p> <ul style="list-style-type: none"> General Documentation Requirements <p><i>Note: Below is an EXCERPT only of the requirements from the above referenced section.</i></p> <ul style="list-style-type: none"> Tax Returns and Tax Return Information: Documentation and Verification Requirements <p><i>Note: Below is an EXCERPT only of the requirements from the above referenced section.</i></p> <ul style="list-style-type: none"> IRS Tax Transcripts <ul style="list-style-type: none"> If a tax transcript is obtained and contains information sufficient to meet verification requirements, it may be used in lieu of other required documentation (e.g., IRS Form W-2); however, the information provided on the tax transcript often lacks certain information needed to fully evaluate the stable monthly income. <ul style="list-style-type: none"> For example, individual rental property data, partnership and S corporation information is not clearly delineated in the tax transcripts. Conversely, the sole 	<p>Income / General Income Documentation Requirements</p> <p>Freddie Mac LPA Follow LPA requirements, which are as follows:</p> <ul style="list-style-type: none"> General Documentation Requirements <p><i>Note: Below is an EXCERPT only of the requirements from the above referenced section.</i></p> <ul style="list-style-type: none"> Tax Returns and Tax Return Information: Documentation and Verification Requirements <p><i>Note: Below is an EXCERPT only of the requirements from the above referenced section.</i></p> <ul style="list-style-type: none"> IRS Tax Transcripts <ul style="list-style-type: none"> If a tax transcript is obtained and contains information sufficient to meet verification requirements, it may be used in lieu of other required documentation (e.g., IRS Form W-2); however, the information provided on the tax transcript often lacks certain information needed to fully evaluate the stable monthly income. <ul style="list-style-type: none"> Example: Individual rental property data, partnership and S corporation information is not clearly delineated in the tax transcripts. Conversely, the sole

Agency Standards Revisions

Note: Truist specific overlays are underlined.

Topic	Impacted Document	Impacted Products	Current Standards	Revised Standards (See <u>COR25-017</u> for the Applicable Effective Dates of These Revisions)
			<p>proprietorship information for Schedule C that is contained in a tax transcript may be an effective documentation alternative when reviewing the impact of a business loss incurred by self-employment. See the “Self-Employment Income” subtopic subsequently presented in this topic for additional information.</p> <ul style="list-style-type: none"> • IRS confirmation verifying transcripts are not yet available for the prior calendar year are always recommended, and in certain instances are required. Refer to the “Age of Tax Return Requirements” section previously presented in this subtopic for additional information about age of tax return requirements. • When Tax Returns are Required <ul style="list-style-type: none"> • The lender must obtain the borrower's most recent federal income tax return(s) for certain types of income and/or employment characteristics if using the income to qualify the borrower. Income types and/or employment characteristics include the following: <ul style="list-style-type: none"> • Tip income – Cash and charge tips reported on IRS Form 4137 • Income from employment by a family member, property seller, broker or other interested party to the transaction • Employed income from a foreign source • Income reported on IRS Form 1099 • Self-employed income • Dividend and interest income • Capital gains income • Royalty payments • Trust income • Non-employment/non-self-employment income from a foreign source • Tax-exempt income (optional) • Rental income • See the applicable income subtopic subsequently presented in this topic for specific requirements. • Unreimbursed Employee Expenses Reported on Tax Returns <ul style="list-style-type: none"> • Unreimbursed employee expenses reported on the borrower's federal individual income tax returns are not required to be deducted from the borrower's income. <p style="color: red; font-style: italic;">All other currently published requirements in this section remain the same.</p>	<p>proprietorship information for Schedule C that is contained in a tax transcript may be an effective documentation alternative when reviewing the impact of a business loss incurred by self-employment. See the “Self-Employment Income” subtopic subsequently presented in this topic for additional information.</p> <ul style="list-style-type: none"> • IRS confirmation verifying transcripts are not yet available for the prior calendar year are always recommended, and in certain instances are required. Refer to the “Age of Tax Return Requirements” section previously presented in this subtopic for additional information about age of tax return requirements. • When Tax Returns are Required <ul style="list-style-type: none"> • The lender must obtain the borrower's most recent federal income tax return(s) for certain types of income and/or employment characteristics if using the income to qualify the borrower. Income types and/or employment characteristics include the following: <ul style="list-style-type: none"> • Tip income – Cash and charge tips reported on IRS Form 4137 • Income from employment by a family member, property seller, broker or other interested party to the transaction • Employed income from a foreign source • Income reported on IRS Form 1099 for services performed • Self-employed income • Dividend and interest income • Capital gains income • Royalty payments • Trust income • Non-employment/non-self-employment income from a foreign source • Tax-exempt income (optional) • Rental income • See the applicable income subtopic subsequently presented in this topic for specific requirements. • Unreimbursed Employee Expenses Reported on Tax Returns <ul style="list-style-type: none"> • Unreimbursed employee expenses reported on the borrower's federal individual income tax returns are not required to be deducted from the borrower's income. <p style="color: red; font-style: italic;">All other currently published requirements in this section remain the same.</p>