



# Seller Guide Update



SEL-2022-026: Multiple Topics

June 10, 2022

- Correspondent Lending
- Housing Finance Agency (HFA)

## Table of Contents

### The following topics are included in this update:

Agency Condominium Guidelines Update .....	2
VA Joint Borrower Loans .....	2
Reminder: Tax Service Fee Change Coming Soon .....	3
Update to AllRegs Libraries .....	3
Questions .....	3

## Summary



The following items have recently been updated in the U.S. Bank Correspondent Seller and HFA Division Lending Guides, specific to Loan Delivery, Underwriting and Credit Policy.

### U.S. Bank Correspondent Seller and HFA Division Lending Guides:

Unless notated within each section as Correspondent only policy or based on product availability such as Portfolio products available only in Correspondent, these updates are applicable to both our Correspondent and HFA lenders. The respective sections of the U.S. Bank Correspondent Seller and HFA Division Lending Guides are included in each section. This communication serves to announce changes and updates including an effective date. Always review the U.S. Bank Correspondent Seller and HFA Division Lending Guides for the most current policy. Guidelines are updated with the information in this communication and should be referred to instead of the communication for guidance.

## Underwriting, Delivery, and Product Grids

For overall ease of use, we have enhanced our communications to now include underwriting and delivery method checkboxes to each section when applicable. You'll also find a new grid that outlines the applicable products.

## Effective Date

Immediately unless otherwise noted within each section below.

## Keeping you informed

U.S. Bank continues to closely monitor the ever-changing landscape of our business because of the impacts of the coronavirus (COVID-19).

For information about our ongoing work to support our lending partners and customers, we invite you to visit our Correspondent/HFA COVID-19 Resource Page within AllRegs for regular updates and the most current information.

We know you have many questions, and we are diligently working to address each of them. We have developed a list of [COVID-19 Frequently Asked Questions](#) and will continue to update this document on a regular basis to keep you informed of process and policy updates.



## Agency Condominium Guidelines Update

Underwriting/Delivery	
<input checked="" type="checkbox"/>	Corr. Delegated
<input checked="" type="checkbox"/>	Corr. Non-Delegated
<input type="checkbox"/>	Corr. EZD
<input checked="" type="checkbox"/>	Corr. Mandatory
<input checked="" type="checkbox"/>	HFA Delegated
<input checked="" type="checkbox"/>	HFA Non-Delegated
Products	
<input checked="" type="checkbox"/>	Conv. (Freddie)
<input checked="" type="checkbox"/>	Conv. (Fannie)
<input type="checkbox"/>	Conv. (Portfolio)
<input type="checkbox"/>	FHA
<input type="checkbox"/>	VA
<input type="checkbox"/>	Rural Development

Effective immediately, U.S. Bank has developed combined U.S. Bank Agency Condominium Guidelines. We are replacing the Fannie Mae and Freddie Mac Selling guide links in AllRegs and providing more detail and clarity around U.S. Bank Agency Condominium Project Requirements.

### U.S. Bank Agency Guidelines

A combined set of U.S. Bank Agency Condominium Guidelines has replaced the links to Fannie Mae and Freddie Mac Selling Guides. The new guidelines represent U.S. Bank eligibility requirements for both Fannie Mae and Freddie Mac. These guidelines cannot address every lending situation but encompass the Selling Guide requirements for both agencies.

The purpose of these guidelines is to eliminate the need to scroll back and forth between Fannie Mae and Freddie Mac Selling Guides. We are also retiring the current process flow chart exhibits from AllRegs. The revised flow charts, which aid in determining the best path for project review, will be incorporated in future training materials.

### Guide Updates

810.01 Introduction, 810.02 Ineligible Projects, 811.01 Streamlined Limited Review, 811.03.01 Full Project Review, 811.03.02 General Project Eligibility Requirements, 811.03.03 Replacement Reserve Studies, 811.03.04 New & Newly Converted Additional Requirements, 811.03.05 New & Newly Converted Legal Documents, 811.04 New Project Full Approval Process – RETIRED, 811.05 Waiver of Traditional Project Review, 811.06 Insurance Requirements for Conventional Loans, 811.07 Agency Loan Project Review Process Chart – RETIRED, 811.08 Conventional Agency Loan – Projects on the Reviewed List – RETIRED, 811.09 Geographic Specific Condo Project Considerations, 811.10 Priority of Common Expense Assessments, 811.11 Review Projects Lists, 811.12 Project Eligibility Review Service (PERS), 811.13 Agency Approved Condominium Waivers, 813.07 Misc. Projects or Requirements

## VA Joint Borrower Loans

Underwriting/Delivery	
<input checked="" type="checkbox"/>	Corr. Delegated
<input checked="" type="checkbox"/>	Corr. Non-Delegated
<input type="checkbox"/>	Corr. EZD
<input checked="" type="checkbox"/>	Corr. Mandatory
<input checked="" type="checkbox"/>	HFA Delegated
<input checked="" type="checkbox"/>	HFA Non-Delegated
Products	
<input type="checkbox"/>	Conv. (Freddie)
<input type="checkbox"/>	Conv. (Fannie)
<input type="checkbox"/>	Conv. (Portfolio)
<input type="checkbox"/>	FHA
<input checked="" type="checkbox"/>	VA
<input type="checkbox"/>	Rural Development

**Effective Date:** Immediately

VA is streamlining procedures to improve Veteran experience for Joint Borrower Loans.

### Joint Borrower Loans

VA defines a Joint Borrower Loan as a loan with a Veteran and a non-spouse, or a loan with another Veteran or military member.

VA is no longer requiring the following loans to be sent to VA for Prior Approval:

- Two or more Veterans who are each using their entitlement or
- Veterans with a VA-appointed fiduciary

This does not change the prior approval procedure for the following loans they must be sent to VA for approval:

- Loans to Veterans in receipt of VA non-service-connected pension
- Joint loans to a Veteran and one or more non-spouse, non-Veteran
- Joint loans to a Veteran and one or more non-spouse Veterans who will not be using entitlement
- IRRRL made to refinance a delinquent VA guaranteed loan

**Guide Updates:** 712.5 Eligible Borrowers

## Reminder: Tax Service Fee Change Coming Soon

Underwriting/Delivery	
<input checked="" type="checkbox"/>	Corr. Delegated
<input checked="" type="checkbox"/>	Corr. Non-Delegated
<input checked="" type="checkbox"/>	Corr. EZD
<input checked="" type="checkbox"/>	Corr. Mandatory
<input checked="" type="checkbox"/>	HFA Delegated
<input checked="" type="checkbox"/>	HFA Non-Delegated
Products	
<input checked="" type="checkbox"/>	Conv. (Freddie)
<input checked="" type="checkbox"/>	Conv. (Fannie)
<input checked="" type="checkbox"/>	Conv. (Portfolio)
<input checked="" type="checkbox"/>	FHA
<input checked="" type="checkbox"/>	VA
<input checked="" type="checkbox"/>	Rural Development

As published in **SEL-2022-021**, effective with new Correspondent loan registrations and/or new HFA loan reservations on or after July 17, 2022, U.S. Bank will increase the **Tax Service Fee** charged on all loans from \$80 to \$84 for all properties located in all states.

Timeline	Tax Service Fee
<b>Current:</b> Loans registered or reserved before July 17 <sup>th</sup>	\$80
<b>Coming Soon:</b> Loans registered or reserved on/after July 17 <sup>th</sup>	\$84

- When the specific program allows for the fee to be charged to the consumer, we will accept placement of the fee in Section B of the Loan Estimate (LE) and Closing Disclosure (CD) paid to CoreLogic Tax Services, or the vendor of the lender's choice. U.S. Bank does not provide tax monitoring services and will not accept Section B fees disclosed as paid to U.S. Bank. Lenders may also disclose the fee as payable to themselves (the lender). The payee should not be listed as TBD or left blank.
- Lenders are reminded to review specific program guidelines and regulatory requirements on what fees may be charged to the borrower.

Please refer to **SEL-2022-021** for complete details.

## Update to AllRegs Libraries

AllRegs has notified its users that their external libraries application, through which we and our lenders view your custom publishing content, will have a refreshed look and feel with the 22.2 release, effective June 12, 2022.

With this upgrade, the user interface will match the AllRegs user interface, which was updated in the February 5th, 2022 release. With this release, users will see a sleeker user experience, with improved display of document tools and display that is more responsive to smaller screen sizes. It will be available to you the first time you access your AllRegs external library after June 12, 2022.

## Questions



**Correspondent:** Please contact your Account Executive or the Client Support Area at 800.200.5881, option 1.

**HFA:** Please contact the Housing Finance Agency Hotline at 800.562.5165, option 1 for the HFA Customer Care Team.