



Seller Guide Update



SEL-2023-004: Multiple Topics

January 20, 2023

- Correspondent Lending
- Housing Finance Agency (HFA)

Table of Contents

The following topics are included in this update:

Helpful Hints and Clarifications: Temporary Buydowns.....	2
Disaster Area Declarations	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.



Helpful Hints and Clarifications: Temporary Buydowns

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 type="checkbox"/>	HFA Delegated
<input 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 type="checkbox"/>	Rural Development

As a clarification and to provide helpful information for lenders submitting loans including a temporary buydown, please refer to the following information:

Key Requirements

As is published in the most recent version of the Best Practice and our FAQ, please note the following key requirements:

- Clear placement of the buydown subsidy is required on the Closing Disclosure (CD) and reflected as paid by the lender or seller.
- U.S. Bank does not permit borrower-paid buydowns.
- The borrower and seller may sign in different locations. If the contributor is the seller, their signature is not needed, however, the buydown must specify the name of the contributor.

Product Eligibility

Temporary interest rate buydowns are available for the following products: the information below also includes the U.S. Bank product guideline code for your convenience:

- **Conventional Agency Fixed Rate (including super conforming/high balance)**
 - [3501 3502 3503 3507 FNMA Fixed](#)
 - [3601 3602 3604 3619 FHLMC Fixed](#)
 - [3626 3627 FHLMC Jumbo Conforming](#)
- **Portfolio Fixed Rate**
 - [3776 3784 3777 U.S. Bank Jumbo Non-Conforming](#)
- **FHA Fixed Rate (Best efforts and conforming only)**
 - [1004 FHA Fixed](#)
- **VA Fixed Rate (Best efforts and conforming only)**
 - [2001 2002 VA Fixed](#)
- **Fannie Mae Home Ready**
 - [3519 FNMA HomeReady®](#)
- **Freddie Mac Home Possible**
 - [3687 FHLMC Home Possible®](#)

Additional Resources

For complete details, please refer to the following resources:

- [Section 500: Mortgage Programs](#) for program specific requirements as linked above
- [Section 1160.28: U.S. Bank Temporary Buydown FAQ](#)
- [Best Practices: Temporary Interest Rate Buydowns](#)

Disaster Area Declarations

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

The following counties and areas in Florida have been declared as Presidential Disaster Areas with Individual Assistance.

- Agency, Portfolio, VA, and RD loans with subject properties located in the areas listed below that have not CLOSED by the Disaster Declaration Date must follow the requirements listed in AllRegs.
- FHA loans with subject properties located in the areas listed below that have not been ENDORSED as of the Disaster Declaration Date must follow the FHA requirements listed in AllRegs.

Declaration Date	State	County
January 14, 2023	AL	Autauga, Dallas
January 14, 2023	CA	Merced, Santa Cruz, Sacramento
January 16, 2023	GA	Butts, Henry, Jasper, Meriwether, Newton, Spalding, Troup
January 17, 2023	CA	Monterey, San Luis Obispo, Santa Barbara

Guide Section: 711.20 FHA – Natural Disaster Procedures, 712.21 VA - Natural Disaster Procedures, 713.20 - Natural Disaster Procedures, 714.1.10 - Natural Disaster Procedures, 715.20 RD - Natural Disaster Procedures

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.