



Seller Guide Update



SEL-2023-016: Multiple Topics

March 24, 2023

- Correspondent Lending
- Housing Finance Agency (HFA)

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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.



Condo Guideline Updates

Underwriting/Delivery	
X	Corr. Delegated
X	Corr. Non-Delegated
X	Corr. EZD
X	Corr. Mandatory
X	HFA Delegated
X	HFA Non-Delegated
Products	
X	Conv. (Freddie)
X	Conv. (Fannie)
X	Conv. (Portfolio)
X	FHA
X	VA
X	Rural Development

Reminder: VA Funding Fee

Underwriting/Delivery	
X	Corr. Delegated
X	Corr. Non-Delegated
	Corr. EZD
X	Corr. Mandatory
X	HFA Delegated
X	HFA Non-Delegated
Products	
	Conv. (Freddie)
	Conv. (Fannie)
	Conv. (Portfolio)
	FHA
X	VA
	Rural Development

Questions

For overall ease-of-use and clarity, we have updated the following sections of the Correspondent Seller and HFA Lending Guides specific to Condominium Project Review:

- 811.01 - Streamlined/Limited Review Eligibility Process
- 811.02 - Reciprocal Review Process
- 811.3.01 - Full Project Review
- 811.14 - Condo Project Manager (Approved by Fannie Mae)
- 815.06 - Condominium guidelines for delegated lenders have been moved to section 810.05, and updated for ease-of-use and clarity.

As a reminder, and as published in SEL-2023-013 on March 10th, U.S. Bank is aligning with [VA Circular 26-23-06](#) announcing the VA Funding Fee change which reduces the funding fee rates for non-exempt Veterans on VA loans closed on or after April 7, 2023, and prior to November 14, 2031.

The funding fee for VA IRRRLs are not impacted by this change.

For loans closed on or after April 7, 2023, lenders must charge non-exempt Veterans the new funding fee percentage from the loan fee table. [Exhibit B](#) contains the funding fee rates for loans closing on or after April 7, 2023, and prior to November 14, 2031.

Guide Update: VA Product Guidelines have been updated.



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.