



# Seller Guide Update



SEL-2025-024: Multiple Topics

July 3, 2025

- ☒ Correspondent Lending
- ☒ Housing Finance Agency (HFA)

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## Summary



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

The items listed above have recently been updated in the Correspondent Seller and HFA Lending Guides, specific to Loan Delivery, Underwriting and Credit Policy.

- 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 Correspondent Seller and HFA Lending Guides are included in each section. This communication serves to announce changes and updates including an effective date. Please note that text in **orange** denotes a U.S. Bank overlay, and text in **brown** denotes a U.S. Bank clarification.
- Always review the U.S. Bank Correspondent Seller and HFA Lending Guides for the most current policy.
- Guidelines are updated with the information in this communication and should always be utilized as the source of truth.
- As a reminder, U.S. Bank publishes a monthly summary of all Correspondent and HFA communications published for the previous month. This summary is intended to assist you in making sure your organization received and read all U.S. Bank communications published during the prior month. All documents are published in our Correspondent and HFA Communications libraries in Section 1000 of AllRegs:
  - 1010: Bulletins
  - 1011: Seller Guide Updates
  - 1012: Best Practices
  - 1013: Pricing Flashes

## Underwriting, Delivery, and Product Grids

For overall ease of use, we have enhanced our communications to include underwriting and delivery method checkboxes to each section when applicable.

You'll also find grids that outline the applicable products.

## Effective Date

Immediately unless otherwise noted within each section.



## Update to Portfolio Underwriting Guidelines

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

**Effective Date:** Immediately for all applications and loans in the pipeline.

U.S. Bank has made recent clarifications to our Portfolio underwriting guidelines as follows. For ease of review, the updated sections are listed below are in **green** in our AllRegs library.

### 714.01.04 - Borrower and Occupancy

- Trust language requirements were modified providing specific requirements.
- Readjusted the language pertaining to Full Title insurance required for properties held in a Land Trust.

### 714.01.22 - Assumption Requirements

- Clarified that the original LTV/CLTV may be used where qualification requirements are dependent upon LTV/CLTV.

### 714.02.03.01 - Liability Assessment

- Removed the following language regarding a recurring alimony obligation “alimony if under a divorce or separation agreement executed after December 31, 2018”, alimony payments are considered a reduction from the borrower’s gross income.
- Documented rental payments language requirements rental payments/expense must be included in the debt-to-income (DTI) ratio when the borrower is purchasing or refinancing a second home or vacation home and will have ongoing rental payments as a clarification.

### Minor Updates

- 714.01.04 Borrower and Occupancy
- 714.01.08 Transaction Documentation
- 714.01.09 Property
- 714.01.10 Appraisals
- 714.01.14 Definitions
- 714.02.01 Summary
- 714.02.02.03 Non-Employment Income

## Disaster Area Declarations

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

The following counties have been declared Presidential Disaster Areas with Individual Assistance.

- Agency, Portfolio, VA, and RD loans with subject properties located in counties 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 counties 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
June 24, 2025	Arkansas	Greene

**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.