



Seller Guide Update



SEL-2025-025: Multiple Topics

July 11, 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.



Agency LTV Changes for Loans with Community Seconds

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

Delinquent Federal Non-Tax Debt & CAIVRS

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

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

Questions

Effective Date: New loan registrations on and after **July 11, 2025**, including pipeline.

As part of our ongoing review of existing overlays, we are pleased to announce that effective with new **loan registrations on and after July 11, 2025**, as well as loans currently in the pipeline, U.S. Bank is expanding **Agency loans with Community Seconds** as follows:

Maximum LTV/TLTV – Loans with LTVs ≤95% and CLTV >95%:

- **Increasing** the maximum DTI from **45%** to **50%**.
- **Reducing** the minimum FICO score from **680** to **620**.
- AUS approval required.

Important note: Loans with LTVs >95% remain unchanged (**680 FICO and 45% DTI**).

Guide Updates: Agency Confirming Fixed Fannie Mae (3501, 3502, 3503, 3507), Agency Overlay Matrix

Lenders are required to determine if a borrower has delinquent federal debt through public records, credit reports, other documentation and CAIVRS (Credit Alert Verification Reporting System). If a borrower has a delinquent federal non-tax debt it must be resolved.

Any loan documentation reflecting delinquent federal non-tax debt in the last 12-months requires a clear CAIVRS prior to final approval. If the CAIVRS is not clear, the credit agency that is owed the debt must provide documentation that payment has been resolved.

Guide Updates: 711.7 FHA Credit/Debt Underwriting, Government Overlay and Clarification Matrix

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
July 2, 2025	Texas	Kerr

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



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.