Seller Guide Update

SEL-2026-026:Multiple Topics

July 31, 2026

☒ Correspondent Lending

☒ Housing Finance Agency (HFA)

Table of Contents

The following topics are included in this update:

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.
- 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.

Initial Loan Estimate Review Changes

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

U.S. Bank is updating its underwriting review process for Initial Loan Estimates (LEs).

Effective August 3, 2026, underwriting will no longer place loans on hold for a missing Initial Loan Estimate or for Loan Estimate timing requirements when a credit file is submitted for underwriting review.

While the Initial Loan Estimate must still be included in the loan file, underwriting will no longer review LE timing compliance during the underwriting process.

Please note that compliance with all Loan Estimate disclosure and timing requirements remains required. Timing reviews will continue during the Closed Loan Package review process.

This change is intended to help streamline underwriting reviews and reduce potential delays while maintaining compliance oversight through the post-underwriting review process.

All Correspondent and HFA Underwriting Submission Checklists have been updated to reflect this change.

For questions, please contact your Account Executive or the Client Support Area.

Agency Underwriting Changes

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)
	Conv. (Portfolio)
	FHA
	VA
	Rural Development

U.S. Bank is announcing the recent updates to Agency Guidelines impacting the following:

- Sourcing of Large Deposits
- Business assets as an eligible source of gifts
- Interested party contribution exceptions

Sourcing of Large Deposits
Freddie Mac has updated the requirements for sourcing "large deposits" (as defined in Guide Section 5501.1(f)(ii)) to only apply when all of the following requirements are met.

The deposit must have been:

- No more than 60 calendar days preceding the Application Received Date
- On or prior to the Note Date
- Reflected on documentation in the Mortgage file

Additionally, they have specified for asset accounts from outside the United States and/or its territories, when the asset documentation reflects a "large deposit" as described in Section 5501.1(f)(ii), the requirements for "large deposits" apply.

Business assets as an eligible source of gifts
Freddie Mac has expanded the requirements for gift funds and gifts of equity as a source of funds to qualify the Borrower. The donor of these gifts may now be a business owned by a Related Person, provided the gift letter:

- States that the Related Person has an ownership interest in the business
- Is signed by the Related Person with the ownership interest

Agency Underwriting Changes (cont.)

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)
	Conv. (Portfolio)
	FHA
	VA
	Rural Development

Interested party contribution exceptions

Freddie Mac has specified that the following sources of gifts are exempt from interested party contribution requirements when the donor is the property seller:

- A Related Person
- A business owned by a Related Person
- A trust established by a Related Person
- The estate of a Related Person

The requirement that the donor is not the builder or another interested party and has no affiliation with any other interested party to the transaction still applies.

Guide Update: 713.8 Funds for Closing

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.