

What's New This Week

A summary of recent and upcoming changes:

Updates	
loanDepot Overlay Matrix: Conventional Updates	<p>The loanDepot Overlay Matrix has been updated to reflect that the following are not eligible for loanDepot origination, as indicated:</p> <ul style="list-style-type: none"> • Fannie Mae and Freddie Mac: <ul style="list-style-type: none"> ○ Self-employed borrowers with a credit score below 760 with more than 2 businesses ○ Borrowers without a credit score • Fannie Mae: HomeStyle Energy program • Freddie Mac: Properties in Lava Zones 1 and 2
Fannie Mae and Freddie Mac: COVID-19 Extensions	<p>Fannie Mae and Freddie Mac have extended temporary flexibilities and requirements for application-received dates through March 31, 2021.</p> <p>Resources: Fannie Mae Lender Letter (LL-2021-03) Freddie Mac Bulletin 2021-7</p>
Fannie Mae and Freddie Mac: Self-Employment Updates	<p>loanDepot Conventional product matrices have been revised to now allow ownership of up to two businesses (increased from one) by self-employed borrowers with credit scores under 760. There are no number of business restrictions for credit scores 760 and above.</p>
loanDepot Select: Product Expansions	<p>loanDepot is pleased to announce the following expansions to the loanDepot Select program:</p> <ul style="list-style-type: none"> • Minimum credit score reduced to 680 • Owner occupied, 1-unit purchases and rate-term refinances are now available to 95% LTV • Second home, 1-unit properties are now permitted to: <ul style="list-style-type: none"> ○ 90% LTV for purchase and rate and term transactions ○ 75% LTV for cash-out refinances • Permanent and non-permanent non-U.S. citizen residents are now eligible borrowers
Freddie Mac Updates, Clarifications & Reminders	<p>Freddie Mac Bulletin 2021-4 includes important updates, clarifications, and reminders including, but not limited to:</p> <ul style="list-style-type: none"> • Clarification of previously announced Power of Attorney (POA) requirements • Asset eligibility and documentation requirements • Reminder of the LTV reduction for Home Possible mortgages secured by 2-4 units



February 15, 2021

<p>FHA Housing Handbook Updates: 4000.1 FHA Announcement</p>	<p>FHA 4000.1 Handbook updates, effective for all FHA case numbers assigned on and after February 16, 2021, have been incorporated into affected loanDepot Lending Guide sections and program matrices.</p> <p>Resources: loanDepot Bulletin FHA Single Family Housing Policy Handbook (4000.1 Effective 2-16-21)</p>
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