

# What's New This Week

## A summary of recent and upcoming changes:

Updates				
<a href="#">Key Dates Calendar</a>	The <b>August Key Dates Calendar</b> is now available on the loanDepot Wholesale website. Please click <a href="#">here</a> to view.			
<b>Quality Control Awareness - VVOE and VVOE Matrix</b>	loanDepot's Quality Control department has identified execution issues with VVOE and VVOE requirements across specific programs as it relates to <b>business days vs calendar days</b> .  The following chart provides additional clarification if the VVOE or VVOE is based on business days or calendar days.			
	Program	VVOE & VVOE   Wage	VVOE   Self Employed	Independent Verification (Electronic/Digital)
	Conventional	VVOE: 10 <b>business</b> days prior to the Note date	VVOE: 20 <b>business</b> days prior to Note date	35 <b>calendar</b> days prior to Note date
	FHA	VVOE: 10 <b>calendar</b> days prior to the Note date	VVOE: 30 <b>calendar</b> days prior to Note date	Completed within 10 <b>calendar</b> days prior to the note date; data must be current within 30 <b>calendar</b> days of the verification
	VA	VVOE: 120 <b>calendar</b> days (180 <b>calendar</b> days for new construction) from the date of the actual document to the date the Note is <b>signed (same as closing date)</b> .  VVOE must be obtained no more than 10 <b>calendar</b> days prior to loan closing  The VVOE is a loanDepot Overlay	VVOE: Verify the existence of the borrower's business within 30 <b>calendar</b> days prior to Note date.  The VVOE-S/E is a loanDepot Overlay.	Electronic/Digital Verification - 120 <b>calendar</b> days (180 <b>calendar</b> days for new construction) from the date of the actual document to the date the Note is <b>signed</b> .
	USDA	VVOE: 10 <b>business</b> days prior to the Note date	VVOE: 30 <b>calendar</b> days prior to Note date	Digital verification is allowed as an alternative verification.
<b>jumboAdvantage EXPRESS</b>	VVOE: 10 <b>business</b> days prior to the Note date	VVOE: 120 <b>calendar</b> days prior to Note date	35 <b>calendar</b> days prior to Note date	



<p><b>jumboAdvantage EXPRESS</b></p>	<p><b>New Calculator!</b></p> <p>A new calculator will be available <b>Monday, August 9, 2021</b>, to simplify the verification of RSU Income for <b>jumboAdvantage EXPRESS</b>. The calculator will be found within the <b>Restricted Stock Unit (RSU) section</b> of the <a href="#">Lending Guide</a>. A user guide is available within the worksheet of the calculator to assist in the navigation and functionality of the calculator. Please review this <a href="#">RSU Video</a> for a demonstration of the RSU Calculator.</p>																	
<p><b>FHA Lending Guide Updates</b></p>	<p><b>FHA Handbook Updates</b></p> <p><a href="#">Handbook 4000.1</a> updates, detailed in <a href="#">FHA INFO 21-59</a>, may be applied immediately, but must be implemented for case numbers assigned on and after September 20, 2021.</p> <p><b>FHA Lending Guide revisions</b>, aligning with FHA's announced updates, are outlined below:</p> <table border="1" data-bbox="367 785 1417 1331"> <thead> <tr> <th colspan="3">FHA Lending Guide</th> </tr> <tr> <th>Section</th> <th>Sub-Section</th> <th>Update</th> </tr> </thead> <tbody> <tr> <td>Property</td> <td><a href="#">Appraisal Requirements</a></td> <td>A substitute appraiser may complete an appraisal update in some situations.</td> </tr> <tr> <td rowspan="2">Income</td> <td><a href="#">Foster Care</a></td> <td>A new sub-section has been added to address corresponding new 4000.1 content.</td> </tr> <tr> <td><a href="#">Individual Tax Returns (IRS Form 1040): Income Analysis</a></td> <td>Clarifications are included for rental income:                             <ul style="list-style-type: none"> <li>• Add-backs of interest, taxes, and HOA dues, and</li> <li>• To require that any net loss must be deducted from income.</li> </ul> </td> </tr> <tr> <td>Liabilities</td> <td><a href="#">Student Loans</a></td> <td>Exception detail has been added for qualifying payments for COVID-19 payment suspensions.</td> </tr> </tbody> </table>	FHA Lending Guide			Section	Sub-Section	Update	Property	<a href="#">Appraisal Requirements</a>	A substitute appraiser may complete an appraisal update in some situations.	Income	<a href="#">Foster Care</a>	A new sub-section has been added to address corresponding new 4000.1 content.	<a href="#">Individual Tax Returns (IRS Form 1040): Income Analysis</a>	Clarifications are included for rental income: <ul style="list-style-type: none"> <li>• Add-backs of interest, taxes, and HOA dues, and</li> <li>• To require that any net loss must be deducted from income.</li> </ul>	Liabilities	<a href="#">Student Loans</a>	Exception detail has been added for qualifying payments for COVID-19 payment suspensions.
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<p><b>VA IRRRL Certificate of Eligibility and Fee Exemption Updates</b></p>	<p><b>VA IRRRL and Other VA Loan Types</b></p> <p>The VA announced that a Certificate of Eligibility (COE) is no longer required for IRRRLs. New VA system enhancements will provide accurate funding fee exemption information and expedite the loan origination process.</p> <p><b>IRRRL Program</b></p> <p>The loan file will require a verification printout from the IRRRL Appraisal Case Initiated screen in WebLGY to confirm the funding fee exemption status. VA system enhancements will be completed July 27, 2021 for Funding Fee Exempt Status.</p> <p>The following message will display:</p> <ul style="list-style-type: none"> <li>• <b>Exempt:</b> "This loan is an IRRRL and does not require a COE. The Veteran is exempt from paying a funding fee (38 U.S.C. Code 3729 — Loan Fee). This loan is not a review of entitlement for eligibility (38 U.S.C. Code 3702 — Basic Entitlement (a)(2))".</li> </ul>																	



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- **Non-Exempt:** “ This loan is an IRRRL and does not require a COE. The Veteran must pay a funding fee (38 U.S.C. Code 3729 — Loan Fee). This is not a review of entitlement for eligibility (38 U.S.C. Code 3702 — Basic Entitlement (a)(2))”.

**Other VA Loan Programs**

All other loan types when COE displays “Non-Exempt”, the borrower must be asked if he/she has a pending VA compensation claim; an updated COE must be requested not more than five business days prior to closing to verify borrower’s exemption status.

**Resources:**

[VA Circular 26-21-11](#) – Updated Funding Fee Information for Lenders

[LGY Release 21.10](#) – COE Enhancements

loanDepot VA Lending Guide updates:

- [Certificate of Eligibility](#)
- [VA Funding Fee](#)

