



**NON DELEGATED
VA STANDARD MORTGAGE PROGRAM
PRODUCT MATRIX**

This product matrix serves as a summary of the VA Standard Mortgage program in addition to Lakeview Loan Servicing overlays. Refer to the VA Handbook for any information not specified in this product matrix.

Seller shall deliver loans that were originated in accordance with the VA Handbook unless otherwise noted in this product matrix.



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In response to the COVID-19 pandemic, the following interim guidance will supersede current Lakeview guidance listed in this matrix until future

Interim Guidance in Response to COVID-19 for Government Programs	
Continuity of Income	Borrowers working in industries significantly impacted by the current conditions (e.g. service, travel, hospitality, etc.) should be given additional scrutiny to determine if this income will continue into the future and at the same or similar levels. Lenders remain responsible for ensuring that all borrowers are employed at their disclosed employment through closing.
Forbearance	<ul style="list-style-type: none"> • Lakeview Loan Servicing will not purchase any loan where the borrower is actively seeking a forbearance or any loan that is in an “active” forbearance status prior to purchase by Lakeview Loan Servicing. • Refer to the Lakeview announcements as posted on the Lakeview Correspondent website for full details
Remote Online Notarization (RON)	<u><i>Lakeview will not accept the use of remote online notarizations at this time.</i></u>



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VA Mortgage Program		
Fixed Rate		
Term	Minimum FICO	Maximum LTV/CLTV
Purchase	<u>620²</u>	100%
Cash-Out Refinance	<u>620²</u>	<u>90%¹</u>

¹The funding fee may be included in the new loan amount, except any portion that would exceed the maximum LTV/CLTV, which must be paid in cash at the loan closing
² Minimum 680 FICO required for base loan amounts > \$1,000,000 and ≤ \$1,500,000

Loan Product	
Eligible Products/Terms	<ul style="list-style-type: none"> • VAF150 VA 15YR Fixed • VAF155 VA 15YR Fixed High Balance • VAF300 VA 30YR Fixed • VAF305 VA 30YR Fixed High Balance • Energy Efficient Mortgages (EEM)
Ineligible Products Types	<ul style="list-style-type: none"> • <u>Construction/Permanent Home Loans</u> • <u>Energy Efficient Mortgages</u> • <u>Loans for Alternation and Repair/Supplemental Loans</u> • <u>Graduated Payment Mortgages (GPMs)/Growing Equity Mortgages (GEMs)</u> • <u>Loans to Native American Veterans on Trust Lands</u>
Maximum Base Loan Amount	<ul style="list-style-type: none"> • <u>\$1,500,000</u> <ul style="list-style-type: none"> ◦ <u>Minimum 680 FICO required for base loan amounts > \$1,000,000 and ≤ \$1,500,000</u>
Purpose	<ul style="list-style-type: none"> • Refer to the VA Lenders Handbook • Transactions in the State of Texas subject to 50(a)(6) are not permitted <ul style="list-style-type: none"> ◦ <u>Current 50(a)(6) loans may not be refinanced into non-home equity loans</u>
Occupancy	<ul style="list-style-type: none"> • Owner Occupied Principal Residences only <ul style="list-style-type: none"> ◦ <u>Borrower(s) are limited to one primary residence transaction within the past 12 months.</u>
Temporary Buydowns	<u>Not Permitted</u>
Funding Fee	Refer to the VA Lenders Handbook
Entitlement	<ul style="list-style-type: none"> • Refer to the VA Lenders Handbook and Circular 26-19-30 • For Veterans with full entitlement, the maximum amount of guaranty entitlement available to the Veteran, for a loan above \$144,000 shall be 25 percent of the loan amount. • For Veterans who have previously used entitlement and such entitlement has not been restored, the maximum amount of guaranty entitlement available to the Veteran, for a loan above \$144,000 shall be 25 percent of the Freddie Mac conforming loan limit (CLL), reduced by the amount of entitlement previously used (not restored) by the Veteran.



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	<ul style="list-style-type: none"> For additional information pertaining to entitlement including married veterans and joint loans refer to Circular 26-19-30
<p>Cash-Out – Net Tangible Benefit Requirements (Effective for applications dated on or after 02/15/2019)</p>	<ul style="list-style-type: none"> For all Type I Cash-Out Refinances, defined by the VA as a refinancing loan in which the loan amount (including VA Funding Fee) does not exceed the payoff amount of the loan being refinanced, the following requirements must be met: <ul style="list-style-type: none"> Interest Rate Reduction Requirements: <ul style="list-style-type: none"> Fixed Rate to Fixed Rate: the interest rate of the new loan must be at least 0.50% below the prior interest rate Fixed Rate to ARM: the interest rate of the new loan must be at least 2% below the prior interest rate Cost Recoupment Requirements: <ul style="list-style-type: none"> The recoupment period for all allowable fees and charges incurred on the loan, regardless of how paid, (i.e. financed as part of the loan, paid at closing, or paid through premium pricing) cannot exceed 36 months
<p>Cash-Out Seasoning Requirements</p>	<ul style="list-style-type: none"> The Note date of the refinance loan must be on, or after, the later of: <ul style="list-style-type: none"> The date on which the borrower has made at least six consecutive monthly payments in the month due on the loan being refinanced; and The date that is greater than 210 days after the first payment due date of the loan being refinanced <i><u>At least six full months must have passed since the first payment due date on the Mortgage that is being refinanced; and</u></i> <i><u>If the borrower assumed the Mortgage that is being refinanced, they must have made six consecutive payments since the time of assumption</u></i> <i><u>For mortgages that have been modified, the Note date of the refinanced loan must be on, or after, the later of:</u></i> <ul style="list-style-type: none"> <i><u>the date on which the borrower has made at least six consecutive monthly payments on the modified loan being refinanced; and</u></i> <i><u>the date that is greater than 210 days after the first payment due date listed on the modification agreement</u></i> (GNMA Requirement) Loans being refinanced within one year (365 days) from the date of Closing, require the following documentation: <ul style="list-style-type: none"> Payment history/ledger to be obtained directly from the Servicing lender documentation the date of the first payment made and that all subsequent payments have been made as agreed, or; A credit bureau supplement documenting the first payment due date and that all subsequent payments have been paid as agreed Cancelled checks or verification of mortgage cannot be substituted for the servicing payment history/ledger or credit bureau supplement
Eligibility	
<p>Borrower Eligibility</p>	<ul style="list-style-type: none"> Refer VA Lenders Handbook Foreign Nationals are not permitted Certificate of Eligibility must have sufficient entitlement to meet minimum 25% guarantee; the 25% can be a combination of entitlement and equity (GNMA requirement) If non-exempt borrower has pending claim for compensation or pre-discharge claim, correct exemption status must be determined prior to closing Joint loans with Veteran & Non-Veteran must be approved by the VA <i>Life Estates are not permitted</i>



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	<ul style="list-style-type: none"> Acceptable Residency Statuses: <ul style="list-style-type: none"> US Citizen(s) Non-US Citizen(s) who are lawfully present in the United States. This includes both Permanent Qualified Resident Aliens and Non-Permanent Qualified Aliens as defined in the Lakeview Loan Servicing Seller Guide or the Residency and Eligibility Guide. <i>Note: If closing in a Trust, the Trust beneficiaries must meet one of the above residency statuses</i>
CAIVRS	<ul style="list-style-type: none"> For all applicants and co-obligors (veteran or non-veteran), perform a CAIVRS inquiry. An applicant cannot be considered a satisfactory credit risk if he or she is presently delinquent or in default on any debt to the Federal Government until the delinquent account has been brought current or satisfactory arrangements have been made between the applicant and the Federal agency. <ul style="list-style-type: none"> A judgment lien must be paid in full or satisfied <i>For any payment plan set up for a Federal debt or tax lien that has not been paid in full (whether or not directly found from the CAIVRS report), the following is required:</i> <ul style="list-style-type: none"> <i>Approved payment plan documentation from the Federal agency, with frequency of payment, payment amount, payment history and balance due; and</i> <i>Twelve on-time monthly payments paid during the month that the payment was due, must have been made prior to the application of the mortgage</i>
Credit	
AUS	<ul style="list-style-type: none"> DU 'Approve/Eligible' or LPA 'Accept' is required <i>Manual underwriting is not permitted</i>
DTI	Refer to the VA Lenders Handbook
Credit Requirements	<ul style="list-style-type: none"> Evaluated by AUS If the mortgage is not reported to the credit bureaus, the following documentation is needed: <ul style="list-style-type: none"> Direct verification from the servicer confirming a satisfactory 24-month payment history <i>Private party VOM/VOR as a standalone document is not permitted, 12 months cancelled checks are required to document the payment history</i> If the Borrower resides in a Community Property State or the Property being insured is located in a Community Property State, a credit report for a non-borrowing spouse must be obtained and the debts of the non-borrowing spouse must be included in the Borrower's qualifying ratios, except for obligations specifically excluded by state law. The Community Property States are: AZ, CA, ID, LA, NV, NM, TX, WA, WI
Non-Traditional Credit	<i>Use of non-traditional credit is not permitted</i>
Foreclosure/Deed-in-lieu/Short Sale	Refer to the VA Lenders Handbook
Non-Arm's Length Transaction	Non-Arm's length transactions are acceptable; relationship must be fully disclosed at the time of delivery to Lakeview



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<p>Student Loans</p>	<ul style="list-style-type: none"> • Refer to VA Circular 26-17-02 • Documented student loan debt that is deferred at least 12 months beyond the closing date does not need to be considered • If a student loan is in repayment or scheduled to begin within 12 months from the date of VA loan closing, the lender must consider the anticipated monthly obligation in the loan analysis and utilize the payment established in paragraph (1) or (2) below. Calculate each loan at rate of 5% of the outstanding balance divided by 12 months (example: \$25,000 student loan balance x 5%= \$1,250 ÷ 12 months = \$104.17 per month; this is the monthly payment to calculate the DTI) <ul style="list-style-type: none"> ◦ The lender must use the payment(s) reported on the credit report for each student loan(s) if the reported payment is greater than the threshold payment calculation above <p>If the payment reported on the credit report is less than the threshold payment calculation above, the loan file must contain a statement from the student loan servicer that reflects the actual loan terms and payment information for each student loan(s). The statement(s) must be dated within 60 days of the VA loan closing and maybe an electronic copy from the student loan servicer's website or a printed statement provided by the student loan servicer. It is the lender's discretion as to whether the credit report should be supplemented with this information</p>
<p>Employment/Income</p>	
<p>Employment/Income Verification</p>	<ul style="list-style-type: none"> • Employment and income documentation must comply with the requirements of the AUS Findings and the VA Lenders Handbook • For salaried employees, the verbal verification of employment (VVOE) must be completed within 10 business days prior to the note date <ul style="list-style-type: none"> ◦ Third party suppliers and distributors that generate employment and income verification "automated" reports are permitted for the purpose of verifying income and/or employment. <ul style="list-style-type: none"> ▪ Because third party vendor databases are typically updated monthly, the verification must evidence that the information in the vendor's database was no more than 35 days old as of the Note date ◦ Request for Verification of Employment (VA 26-8497) or a VOE/VOI completed manually/researched through a third party is not permitted as a stand-alone document. • For self-employed borrowers, the verbal verification of employment must be completed within 30 days prior to the note date • For borrowers in the military, a military Leave and Earnings Statement [LES], dated within 120 days prior to the note date, is acceptable in lieu of a verbal verification of employment • All sources of qualifying income must be legal in accordance with all applicable Federal, State, and Local laws, rules and regulations, without conflict (i.e. marijuana related income of any source is not permitted) • Temporary Leave: When a borrower is on temporary leave and that borrower's income is needed to qualify, follow Fannie Mae temporary leave income guidance found in the Selling Guide under B3-3.1-09, Other Sources of Income. • <i><u>A 4506-C form is required to be signed at application and at closing for all transactions</u></i> • <i><u>For future income, paystubs are required prior to closing</u></i> • <i><u>Transcript Requirements:</u></i> <ul style="list-style-type: none"> ◦ <i><u>W2/1099 transcripts will not be required for a borrower when all income for that borrower is derived from W-2 wage earner and/or 1099 fixed income sources</u></i> ◦ <i><u>Tax transcripts are required in the following circumstances:</u></i> <ul style="list-style-type: none"> ▪ <i><u>When tax returns are used to qualify a borrower. The number of years provided must be based on the LPA Findings. Income verified via tax returns, includes but is not limited to, the examples listed below:</u></i> <ul style="list-style-type: none"> • <i><u>Self-Employment Income</u></i>

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	<ul style="list-style-type: none"> • <u>Rental Income</u> • <u>Other Income Sources (i.e. Dividend Interest, Capital Gains, Alimony, etc.)</u> ▪ <u>Employment by Family Members</u> ▪ <u>Amended tax returns have been filed</u> ▪ <u>When amended tax returns are utilized for documenting qualifying income for approval purposes and the borrower could not qualify with the prior tax return income, then the following would need to be adhered to (all employment/income types):</u> <ul style="list-style-type: none"> ○ <u>Tax returns amended within 90 days prior to the application date or at any time during the loan process are not permitted</u> ○ <u>Tax returns amended greater than 90 days prior to the application date are permitted. Both the original and amended returns must be examined for consistency to determine whether the use of the amended return is warranted and is supportive of the borrower's overall income profile. The following documentation will be required:</u> <ul style="list-style-type: none"> ▪ <u>A letter of explanation from the borrower detailing the reasons for re-filing</u> ▪ <u>Evidence of re-filing via tax transcript (Record of Account) supporting the amended return</u> ▪ <u>Payment and evidence of the ability to pay any applicable tax (if a payment plan for taxes is accepted, evidence of initial payment must be documented)</u>
Residual Income	Refer to the VA Lenders Handbook
Assets/Reserves	
Assets	<ul style="list-style-type: none"> • Evaluated by AUS • <u>Handwritten VOD as a standalone document is not acceptable</u> <ul style="list-style-type: none"> ○ A system generated automated VOD may be used as a standalone document, if provided by a verifiable institutional bank • Borrower must have sufficient cash to cover the difference between the sales price and the loan amount, if the sales price exceeds the reasonable value established by the VA
Gifts	Refer to the VA Lenders Handbook
Ineligible Asset Types	<ul style="list-style-type: none"> • <u>Cash on hand</u> • <u>Custodial accounts for minors</u> • <u>Pooled funds</u> • <u>Trade Equity</u> • <u>Sweat Equity</u> • <u>Cryptocurrency (i.e. bitcoin)</u>
Interested Party Contributions	Refer to the VA Lenders Handbook
Down Payment and Closing Costs Assistance	<u>Down payment and closing cost assistance subordinate financing is not permitted</u>
Reserves	<ul style="list-style-type: none"> • Evaluated by AUS • Owner occupied 2-4 units – 6 months PITI required when rental income used to qualify. Borrower must have prior experience managing rental units



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Secondary Financing	
New Secondary Financing	<ul style="list-style-type: none"> • Not permitted
Existing Secondary Financing	<ul style="list-style-type: none"> • Limited to Max CLTV restrictions listed in Eligibility Grid • The second lien must not restrict the veteran's ability to sell the property (i.e. assumability feature) • <u><i>Down payment and closing cost assistance subordinate financing is not permitted.</i></u>
Property/Appraisal	
Eligible Property Types	<ul style="list-style-type: none"> • Single Family Detached • Single Family Attached • 2-4 Unit Detached/Attached • PUDs • Low and High-Rise Condominiums – must be VA Approved • Rural Properties – property must be residential in nature • Leaseholds – with proof of prior VA approval • Mixed use – refer to the VA Lenders Handbook for requirements • Land Trust • Properties with eligible PACE obligations – refer to VA Circular 26-16-18
Ineligible Property Types	<ul style="list-style-type: none"> • <u><i>Manufactured Homes</i></u> • Mobile Homes • <u><i>Cooperatives</i></u> • Condotels • Hotel Condominiums • Timeshares • Working Farms and Ranches • Unimproved Land • <u><i>Group Homes</i></u>
Appraisal Requirements	<ul style="list-style-type: none"> • All appraisals must be ordered through VA's Loan Guaranty website, which will assign the order to a VA Approved Appraiser • A Notice of Value (NOV) for property appraised as existing or new construction is valid for six months. Rapidly fluctuating real estate market conditions may temporarily dictate the use of a shorter validity period. • If the appraiser notes that Carbon Monoxide (CO) Detectors, Smoke Alarms, and/ or Seismic Strapping of Water Heaters are mandated by the Property State, but are missing and/or inadequate, the loan file must contain confirmation that these items have been properly installed prior to closing. <ul style="list-style-type: none"> ◦ For appraisals completed "subject to", the completed work must be recertified by the appraiser with a final inspection or 1004D. ◦ For appraisals completed "as is", a final inspection by the appraiser or an independent third party confirming completion of these items is required. • *LAPP reviewers should not indicate these items on the NOV regardless of the appraisal being completed "subject to" or "as is", but condition for these items to be completed. • <u><i>Assisted Appraisal Processing Program: Not Permitted</i></u>
Appraisal Transfers	Appraisal transfers must be executed in accordance with VA Lenders Handbook
Appraisal Re-Use	The re-use of an appraisal under another LIN (Loan Identification Number) is not permitted



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Condos/PUDs	All projects must be approved by the VA; the Condominium Approval list is available on VA's Loan Guaranty website
Deed Restricted Properties	Refer to the VA Lenders Handbook
Disaster Area Requirements	<ul style="list-style-type: none"> Refer to the Disaster Guidelines in the Lakeview Loan Servicing Seller Guide for requirements pertaining to properties impacted by a disaster in: <ul style="list-style-type: none"> FEMA Major Disaster Declarations with designated counties eligible for Individual Assistance (IA); Areas where FEMA has not made a disaster declaration, but Lakeview Loan Servicing or an Investor (Fannie Mae, Freddie Mac, FHA, USDA or the Veterans Administration) has determined that there may be an increased risk of loss due to a disaster; Areas where the Seller has reason to believe that a property might have been damaged in a disaster Correspondent lenders are responsible for monitoring the Disaster Declaration File and the FEMA Website including the FEMA Declarations Summary on an ongoing basis to ensure that the property is not located in an area impacted by a disaster.
Escrow Holdbacks	<ul style="list-style-type: none"> Escrow holdbacks are not permitted for Minimum Property Requirement (MPR) items and/or any repair that delays the guarantee of the loan file.
Re-Negotiated Purchase Agreements	<ul style="list-style-type: none"> <u><i>Purchase agreements renegotiated after the completion of the appraisal that increases the sales price are only acceptable under the following circumstances:</i></u> <ul style="list-style-type: none"> <u><i>The sales price adjustment is due to price overruns that impact the tangible value of the property on new construction. An updated appraisal must be obtained to verify the value of the modifications.</i></u> <u><i>A renegotiation of only seller paid closing costs and/or prepaids occurs where seller paid closing costs/prepaids are common and customary for the market and supported by comparables</i></u> <p>Escape Clause: If the sales contract was signed by the Veteran prior to the receipt of the Notice of Value (NOV), the contract must include, or be amended to include, the clause below: "It is expressly agreed that, notwithstanding any other provisions of this contract, the purchaser shall not incur any penalty by forfeiture of earnest money or otherwise by obligated to complete the purchase of the property described herein, if the contract purchase price or cost exceeds the reasonable value of the property established by the Department of Veteran Affairs. The purchaser shall, however, have the privilege and option of proceeding with the consummation of this contract without regard to the amount of the reasonable value established by the Department of Veterans Affairs. (Authority: 38 U.S.C. 501, 3703I(1))"</p>
Recently Listed Properties	<ul style="list-style-type: none"> <u><i>Non Cash-Out Refinance Transaction – listing must have been cancelled or expired prior to the application date, and the borrower must confirm their intent to occupy the subject for Owner Occupied transactions. In all instances, careful consideration should be given to the listing price and appraised value to be sure the value is supported.</i></u> <u><i>Cash-Out Refinance Transaction – the listing must have been expired or been withdrawn 180 days prior to the application date or the loan will be limited to 85% LTV</i></u>



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<p>Leased Solar Panels/Power Purchase Agreements</p>	<ul style="list-style-type: none"> • A property that contains leased equipment or operates with a leased energy system, power purchase agreement (PPA) or other similar arrangement may be eligible for VA financing, subject to the following requirements: <ul style="list-style-type: none"> ○ The leased equipment may not be included in the appraised value of the property ○ The title cannot reflect any liens superior to VA's first lien position ○ The appraiser must identify such systems and any impact that they may have on market value. Impact may include cost to restore the property if the system is removed <p>The lease payment is not included in the debt ratios</p>
<p>Title Documents</p>	<ul style="list-style-type: none"> • Refer to Circular 26-16-01 • VA does not allow an individual to take title to a property if that individual is not on either the mortgage or a deed of trust. Accordingly, if a spouse or other owner does not want to sign a mortgage note and be obligated for a VA-Guaranteed home loan, that individual must sign a deed of trust.
<p>Geographic Restrictions</p>	<p><i><u>Properties located outside of the United States or in a Territory, Province or Commonwealth: including, but not limited to properties in Guam, Puerto Rico, the Virgin Islands, the Commonwealth of the Northern Mariana Islands or American Samoa are not permitted.</u></i></p>
<p>Special Restrictions</p>	
<p>High Cost Loans</p>	<p><i><u>Lakeview will not purchase High Cost Loans</u></i></p>
<p>Limitations on Financed Properties</p>	<ul style="list-style-type: none"> • Refer to the VA Lenders Handbook • <i><u>Maximum exposure of two Lakeview financed loans to any one Borrower in a Condo or PUD development</u></i>
<p>Power of Attorney</p>	<ul style="list-style-type: none"> • Please visit the Lakeview Seller Guide - Power of Attorney for all transactions including a POA. • A General Military POA naming an attorney-in-fact to execute documents necessary to obtain a VA Guaranteed loan <ul style="list-style-type: none"> ○ A valid general durable or specific/limited power of attorney is permitted ○ The Veteran's attorney-in-fact may use the power of attorney to apply for a COE and initiate the processing of the loan on behalf of the Veteran ○ A power of attorney used for a cash-out transaction is subject to justifiable reasons and underwriter discretion ○ A power of attorney is not permitted for VA Borrowers on vacation or short term business trips • To complete the transaction using an Attorney-in-Fact, the veteran's written consent verifying the specifics of the transaction is required. This requirement can be satisfied by either: <ul style="list-style-type: none"> ○ The Veteran's signature on both the sales contract and the URLA, as long as the Veteran's intention to obtain a VA loan on the particular property is expressed somewhere in those documents; or ○ A general durable or specific/limited power of attorney or other document(s) signed by the Veteran, which encompasses the following elements: <ul style="list-style-type: none"> ▪ Entitlement – a clear intention to use all or a specified amount of entitlement ▪ Purpose – a clear intention to obtain a loan for purchase, construction, repair, alteration, improvement, rate and term or cash-out refinance ▪ Property Identification – identification of the specific property ▪ Price and Terms – the sales price, if applicable, and other relevant terms of the transaction

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	<ul style="list-style-type: none"> ▪ Occupancy – intention of the Veteran to occupy the home • Alive and Well certification must be obtained on the day of the closing by a Lakeview employee. Certification must contact the following language: <i>“[The undersigned lender] certifies that written evidence in the form of correspondence from the Veteran or, if on active military duty, statement from his or her Commanding Officer (including the statement of a person authorized to act for said officer), affirmatively indicating that the Veteran was alive and, if the Veteran is on active military duty, not missing in action status on [date], was examined by [the undersigned] and that the said date is subsequent to the date the note and security instruments were executed on the Veteran’s behalf by the attorney-in-fact.”</i> <p>A sample can be found here: https://benefits.va.gov/HOMELoANS/documents/docs/poacertification.pdf</p>
Other Considerations	
Age of Documents	<ul style="list-style-type: none"> • All credit documents must be dated within 120 days of the note date; including credit reports as well as employment, income and asset documents • Preliminary Title Policies must be no more than 180 days old on the date that the note is signed • A Notice of Value for property appraised as existing or new construction is valid for six months (180 days)
Assignment of Mortgage	All loans must be registered with MERS at the time of delivery to Lakeview. The MERS transfer of beneficial rights and transfer of servicing rights must be initialed by the Seller within 7 calendar days of purchase date. Refer to the Seller Guide for transfer requirements.
Seasoning Requirements	Refer to Lakeview Loan Servicing Seller Guide
Escrow Waivers	<i><u>Escrow accounts for property taxes, homeowner’s insurance and flood insurance (if applicable) are required on all loans</u></i>
Special Documentation Requirements	<ul style="list-style-type: none"> • Please visit the Disclosure Signature Matrix for the full list of required VA disclosures • VA Case Number Assignment Screen to be received once appraisal is ordered • Automated Certificate of Eligibility printed from the VA ACE System – must be dated within 30 days of the application • Notice of Value completed and signed by LAPP Approved Underwriter or issued by the VA • CAIVRS information must be checked • Residual Income requirements must be met • Nearest Living Relative information is required to be obtained in Encompass for the purpose of the VA Form 26-1820 • A copy of the divorce decree is required when the loan file indicates income or liability due to divorce • <i><u>Acceptable documentation (i.e. copy of the prior note, mortgage statement, or closing disclosure) is required to validate the current loan information for the net tangible benefit disclosure form</u></i>
Seller shall deliver loans that were originated in accordance with the VA Lender’s Handbook and GNMA Requirements, unless otherwise stated in this product matrix.	

 <p>About Us ©2022 Lakeview Loan Servicing, LLC provides access to a full range of agency residential mortgage products for qualified lending institutions and these programs are not applicable to the general public or individual consumers. Lakeview Loan Servicing, LLC is a member of a family of companies owned or managed by Bayview Asset Management, LLC. Bayview companies have been managing mortgage assets since 1995. It is the policy of Lakeview Loan Servicing, LLC (NMLS #391521) to provide services without regard to race, color, religion, national origin, ancestry, age, sex, familial status, or disability.</p>	<p>Contact Us 85-LAKEVIEW (855-253-8439) www.lakeviewcorrespondent.com</p>
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Version Control			
Author	Section	Date	Update
AS	All	05.16.22	Matrix created



About Us

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