



Correspondent

Lakeview Loan Servicing

Agency

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Community Loan Servicing, LLC offers niche products.
Lakeview Loan Servicing, LLC offers traditional Agency, FHA, and VA products.

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Fannie Mae SEL-2023-09

Channel:

- Correspondent Delegated
- CalHFA | Cook County | DC HFA | Florida Housing | Home in Five | LHC | metroDPA | OH HFA | SC Housing | TSAHC

Products:

- The National
- Bayview Fannie Mae Conforming & High Balance
- FNMA Conforming and High Balance
- FNMA HomeReady
- FNMA HFA Preferred
- Bayview Agency Investor Plus

Effective Date: Immediately

Lakeview is pleased to announce alignment with Fannie Mae's Selling Guide update [SEL-2023-09](#), published on October 4th. This update announces new requirements and clarifications for topics including but not limited to:

- Rental income used towards qualifying.
- Self-Employment income used in qualifying.
- HUD Data Plate or HUD Certification Label information in the appraisal report for existing properties.
- Property data collection must be obtained and submitted to Property Data API prior to the note date.

Please read the Selling Guide Announcement in its entirety for all impacts. Applicable Fannie Mae matrices have been updated and published to the [Lakeview Correspondent Portal](#).

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Fannie Mae LTV Updates

Channel:

- Correspondent Delegated
- DC HFA | Florida Housing | LHC | OH HFA | SC Housing | TSAHC

Products:

- The National
- Bayview Fannie Mae Conforming & High Balance
- FNMA Conforming and High Balance
- FNMA HomeReady
- FNMA HFA Preferred
- Bayview Agency Investor Plus

Effective Date: All new locks on and after November 20, 2023

Lakeview is pleased to announce alignment with the expanded LTV options for the Fannie Mae Conforming and HomeReady product. During the weekend of November 18, 2023, [DU/DO will be updated](#) to allow submissions up to 95% LTV on a 2–4-unit primary residence purchase and limited cash-out refinance.

Matrices will be updated on November 20th to align with the pricing engine update:

Fixed Rate					
Occupancy	Purchase and Limited Cash-Out Refinance		Cash-Out Refinance		Credit Score
	Number of Units	Maximum LTV/CLTV/HCLTV	Number of Units	Maximum LTV/CLTV/HCLTV	<i>Minimum 620</i>
Owner Occupied	1-unit	97% ¹	1-unit	80%	
	2 units	95%	2-4 Units	75%	
	3-4 Units	95%			

Additionally, to align with this Selling Guide change on November 18th, Fannie Mae will no longer require landlord education for 95% LTV 2-4-unit-properties. As a reminder, not all HFAs partners will align with the landlord education update.

- DC HFA – Aligning
- FL Housing – Aligning
- LHC – Aligning
- OHFA – Aligning
- SC Housing – Aligning
- TSAHC – Not aligning

All affected product matrices will be updated and published to the [Lakeview Correspondent Portal](#) on 11/20/23.

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Freddie Mac Bulletin 2023-19

Channel:

- Correspondent Delegated
- Cook County | DC HFA | DSHA | Florida Housing | Home in Five | LHC | metroDPA | OH HFA | SC Housing | TSAHC

Products:

- Bayview Freddie Mac Conforming & Super Conforming
- FHLMC Conforming and Super Conforming
- FHLMC Home Possible
- FHLMC HFA Advantage

Effective Date: Immediately

Lakeview is pleased to announce alignment with Freddie Mac's [Bulletin 2023-19](#), published October 4th, outlining new requirements for rental income, including:

- Lease requirements
- Rental income receipt
- Rents from ADU

Other updates include clarifications for desktop appraisals, student loan and introduces a timeline for the transition to the Uniform Property Dataset. Please review the Bulletin in its entirety for all full details.

FHA Info 2023-81 | ML 2023-17

Channel:

- Correspondent Delegated
- All HFA

Products:

- FHA Standard Program
- FHA Streamline Program

Effective Date: Immediately

Lakeview is pleased to announce alignment with [Mortgagee Letter 2023-17](#) announcing the revisions to FHA's rental income policies, property eligibility and appraisal protocols for accessory dwelling units (ADUs). The provisions within the Mortgagee Letter are available immediately and the HUD Handbook will be updated at a later date. Please review the entire Mortgagee Letter for complete details.

Important Note: At this time Delaware State Housing Authority (DSHA) will not be aligning with this policy update.

All affected product matrices have been updated and published to the [Lakeview Correspondent Portal](#).

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VA Circular 26-23-19

Channel:

- Correspondent Delegated | Non-Delegated
- All HFA

Products:

- VA Standard Program
- VA IRRRL

Effective Date: Immediately

VA issued [Circular 26-23-19](#) to clarify procedures related to the funding fee exemption determinations and how refund requests should be submitted. Please read the Circular in its entirety as there are thorough requirements on how to ensure that a Veteran should or should not be charged the funding fee as well as the refund process. Lakeview aligns with this Circular.

Home in Five Program Enhancements

Channel:

- Home in Five Advantage
- Home in Five Platinum

Products:

- FHA Standard Program
- VA Standard Program

Effective Date: For all locks on or after November 3, 2023

Lakeview, in conjunction with the Phoenix and Maricopa County IDAs, is pleased to announce the expansion of Home in Five's product offering to incorporate FHA and VA bond loan types, effective with locks on after November 3, 2023. The bond program has been named "Home in Five Platinum." The assistance is provided in the form of a second mortgage with 0% interest, which is forgivable after 84 months, with no scheduled payments. Four percent is calculated on the total Note amount.

Additionally, the following Home in Five government program updates are effective November 3rd:

- 2-4 units will be permitted for the **Home in Five Platinum program only**.
- Non-Occupant Co-Borrowers will be permitted for the existing **Home in Five Advantage program only**.
- Co-signers will be permitted for **BOTH the Home in Five Platinum and Home in Five Advantage programs**.
- Manufactured Homes will be permitted for **BOTH the Home in Five Platinum and Home in Five Advantage programs**.

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The Home in Five government product matrix has been updated and published to the [Lakeview Correspondent Portal](#). Please contact your Regional Vice President or Business Development Director with any questions.

Please visit the [eHousing](#) website for complete Home in Five program details.

TSAHC Freddie Mac LPA Subsidy

Channel:

- TSAHC

Products:

- Freddie Mac HFA Advantage

Effective Date: For all locks on or after November 9, 2023

Our partners at the Texas State Affordable Housing Corporation (TSAHC) are pleased to announce that Correspondent Lenders will now receive a 93-basis point credit from Freddie Mac via the Lakeview Purchase Advice for all eligible HFA Advantage loans. As a result, TSAHC's **new max origination charge for Freddie Mac HFA Advantage loans is 7-basis points**. These changes will allow borrowers to take advantage of greater down payment assistance benefits through TSAHC.

This change is effective with locks on or after November 9th.

Please contact your Regional Vice President or Business Development Director with any questions.

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