



Correspondent

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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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This information is for lending institutions only and not intended for use by individual consumers or borrowers.
CLS programs are offered to qualified residential lending institutions and are not applicable to the general public or individual consumers. Equal Housing Lender.



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New CalHFA Bond Program

Channel:

- CalHFA

Products:

- Conventional & Government Products

Effective Date: For all locks on or after March 17, 2025

Lakeview, in conjunction with the California Housing Finance Agency, is pleased to announce the expansion of CalHFA's product offering to incorporate conventional and government bond loan types, effective with reservations on or after March 17, 2025. These new bond programs will offer additional down payment assistance and pricing options to assist low- to moderate-income homebuyers in the current market.

Please visit the [CalHFA website](#) for complete bond program guidelines. The CalHFA first mortgage matrices have been updated accordingly and posted to [AllRegs](#).

TSAHC Government FICO LLPA Reduction

Channel:

- TSAHC

Products:

- Government Products

Effective Date: For all locks on or after February 20, 2025

Lakeview, in conjunction with the Texas State Affordable Housing Corporation, is excited to announce that the FICO LLPA adjustment for Government products will be lowered from 50 basis points to 25 basis points. This update will be effective with locks on or after February 20, 2025.

Please refer to the Lakeview TSAHC pricing sheet for LLPA specifics. Visit the [TSAHC website](#) for complete second loan program details.

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Agency Investor Plus (AIP) Updates

Channel:

- **Correspondent Delegated**

Products:

- **Bayview Agency Investor Plus**

Effective Date: For all locks and bids effective on or after February 19, 2025

We are excited to announce the detailed expansions to our Agency Investor Plus (AIP) product which further reinforces our commitment to supporting your investment borrowers with more flexible financing solutions.

Effective immediately, the following updates will be available:

- LLC Vesting: Previously limited to product code PPF361, vesting in the name of an LLC is now permitted on all product codes. Please review the applicable section of the product guide for additional information.
- Maximum Number of Financed Properties: Previously limited to product code PPF361, up to 50 financed properties are now permitted on all product codes.
- Maximum Loan Amount: The maximum non-conforming loan amount has been increased to \$2,000,000.

The above expansions build upon the existing flexibilities that differentiate this program from standard agency guidelines, which also include:

- Interest-only financing options
- Pre-payment penalty structures available
- Refinance transactions up to 80% LTV
- Minimum FICO below 720 for borrowers with ≥ 7 financed properties

The delegated Agency Investor Plus product matrix has been updated and published to [AllRegs](#) for your convenience. Please contact your Regional Vice President or Business Development Director with any questions.

Thank you for your continued partnership. We look forward to supporting your lending needs with these exciting new updates.

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Pre-Payment Penalty Updates

- Annual State Update
- PPP Calculation Guidance

Channel:

- **Correspondent Delegated | Non-Delegated**

Products:

- **Bayview Agency Investor Plus (Delegated Only)**
- **Bayview Bank Statement (Delegated Only)**
- **Bayview DSCR**

Effective Date: Immediately

Pre-Payment Penalty State Update

The above referenced products have been updated to reflect 2024 changes to state pre-payment penalty requirements as detailed below.

Ohio

- 1-2 unit: maximum 1% within 5 years of execution date of the mortgage only if loan amount \geq \$112,957.
- No prepayment penalty permitted if loan amount $<$ \$112,957 (only allowed within first 5 years)
- 3-4 unit : prepayment penalty permitted without restriction except if the loan amount falls below \$112,957 then no PPP

Pennsylvania

- 1-2 units: Prepayment penalty permitted only if loan balance $>$ \$319,777
- No prepayment penalty permitted if balance \leq \$319,777
- 3-4 units: Prepayment penalty permitted without restriction

Pre-Payment Penalty Calculation Guidance

In order to assist in accurately determining pre-payment penalties in accordance with the specific terms of each loan, clarifying language has been added to the above referenced product matrices with guidance regarding full and partial pre-payment penalty calculations. Please review the product matrices for complete details.

The impacted delegated and non-delegated product matrices have been updated and published to [AllRegs](#) for your convenience. Please contact your Regional Vice President or Business Development Director with any questions.

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Bank Statement Update

Channel:

- **Correspondent Delegated | Non-Delegated**

Products:

- **Bayview Bank Statement**

Effective Date: For all bids and locks on or after February 19, 2025

The following updates have been made to our Bank Statement Program and are designed to enhance our offering while maintaining prudent risk management standards. Please review the updates below as well as the Bank Statement Product Guide in its entirety.

1. Personal Bank Statements

When using personal bank statements for qualifying income, it will no longer be necessary to apply the borrower's percentage of ownership to total eligible deposits. Additionally, the number of associated business bank statements required has been reduced from three to two.

2. Maximum Property Acreage Limit

To better manage property exposure, the maximum number of acres eligible for financing under our Bank Statement Program is now set at 20 acres. However, properties greater than 10 acres will no longer be subject to the 10% LTV/CLTV/HCLTV reduction.

3. First-Time Homebuyer Maximum DTI

The maximum Debt-to-Income (DTI) for first-time homebuyers is 45%. This change is aimed at better managing risk while continuing to support new buyers entering the housing market.

4. Pre-Payment Penalty State Restriction (delegated underwriting only)

Pre-payment penalties for investment properties located in North Dakota or Kansas will not be permitted. Please refer to Appendix A of the product guide for additional state-specific PPP guidelines and restrictions.

5. Rate/Term Refinance Transactions Cash Back

For rate/term refinance transactions where cash is provided back to the borrower, the cash-back amount will be the greater of \$2,000 or 1% of the loan amount.

The delegated and non-delegated Bank Statement product matrices have been updated and published to [AllRegs](#) for your convenience. Please contact your Regional Vice President or Business Development Director with any questions.

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Jumbo AUS Update

Channel:

- Correspondent Delegated

Products:

- Bayview Jumbo AUS

Effective Date: For all bids and locks on or after February 19, 2025

The Jumbo AUS product has been updated to clarify that forbearance restrictions for 15 year fixed rate and ARMs pertain to the subject property only.

The delegated Jumbo AUS product matrix has been updated and published to [AllRegs](#) for your convenience. Please contact your Regional Vice President or Business Development Director with any questions.

Exclusionary List Reminder

Channel:

- Correspondent Delegated | Non-Delegated
- All HFA

Products:

- All Products

Effective Date: Immediately

As a reminder, Lakeview has established an Exclusionary List that must be checked on every loan sold. This list contains certain individuals and businesses that Lakeview will not engage in loan transactions. If any individual or business on the Exclusionary List is either directly or indirectly involved in the transaction, Lakeview will not purchase the loan. The Exclusionary List is frequently updated and must be checked on **every** loan.

Please visit the [Lakeview Correspondent Portal](#) for access to the Exclusionary List and include these checks as part of any pre-purchase process.

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