



## 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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## **National Program Expansion**

**Channel:**

- Correspondent Delegated

**Products:**

- The National

**Effective Date: Locks on or After June 18, 2025**

Lakeview, in partnership with Springboard CDFI, is excited to announce that the program will now be available in the States of Iowa and Nebraska. Please be aware that the maximum Combined Loan to Value (CLTV) in Nebraska is 100%.

The National product matrix has been updated accordingly in [AllRegs](#).

## **TSAHC Program Update**

- Temporary Interest Rate Buy Downs

**Channel:**

- TSAHC

**Products:**

- All Government Products

**Effective Date: For all locks on or after June 18, 2025**

The Texas State Affordable Housing Corporation, in conjunction with Lakeview, are excited to announce that Temporary Interest Rate Buydowns are now eligible for the TSAHC government products. These changes are effective for loans locked on or after June 18<sup>th</sup>.

As a reminder, Temporary Buydowns are currently eligible for TSAHC conventional products.

The following highlight the eligibility for temporary interest rate buydowns, as applicable per product:

- Buydown funds may come from:
  - The seller
  - Lender
  - Any other interested party (as allowed by FHA, VA & USDA guidelines)
- Borrower funded buydowns are not allowed

The following buydown plans will be eligible:

- 1-0

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- 1-1
- 2-1

Refer to the TSAHC product matrices posted on [AllRegs](#) for complete temporary buydown requirements. All applicable matrices have been updated accordingly.

## **Fannie Mae Matrices Overlay Removal**

### **Channel:**

- Correspondent Delegated
- All HFA Conventional

### **Products:**

- Bayview Fannie Mae Conforming & High Balance
- FNMA Conforming and High Balance
- FNMA HomeReady

### **Effective Date: Immediately**

Bayview/Lakeview are pleased to announce that we have removed the following Employment/Income Verification overlay below:

- *Fannie Mae approved third party suppliers and distributors that generate asset verification reports are not permitted for the purpose of verifying employment or income.*

The matrices have been updated to reflect the removal of this overlay and posted to [AllRegs](#).

## **Freddie Mac Matrices Overlay Removal**

### **Channel:**

- Correspondent Delegated
- All HFA Conventional

### **Products:**

- FHLMC Conforming and Super Conforming
- FHLMC Home Possible

### **Effective Date: Immediately**

Lakeview is pleased to announce that we have removed the following Employment/Income Verification overlay below:

- *Freddie Mac approved third party suppliers and distributors that generate asset verification reports are not permitted for the purpose of verifying employment.*

The matrices have been updated to reflect the removal of this overlay and posted to [AllRegs](#).

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## **Construction to Perm/One-Time Close and Construction Conversion/Single-Close Overlay Clarification**

### **Channel:**

- Correspondent Delegated
- All HFA Conventional

### **Products:**

- Bayview Fannie Mae Conforming & High Balance
- Bayview Freddie Mac Conforming & Super Conforming
- FNMA Conforming and High Balance
- FNMA HomeReady
- FHLMC Conforming and Super Conforming
- FHLMC Home Possible

### **Effective Date: Immediately**

Bayview/Lakeview would like to clarify that **incomplete** construction to perm/one-time close(FNMA), and construction conversion/single-close(FHLMC) transactions are ineligible product types. However, complete construction to perm/one-time close or construction conversion/single-close transactions are eligible products.

Sellers are responsible to ensure construction is complete and documented per agency guidelines at time of delivery to Lakeview..

Clarification has been added to the Ineligible Product sections for the product matrices listed above and posted to [AllRegs](#).

## **Correspondent Lakeview Overlay Matrix Update**

### **Channel:**

- Correspondent Delegated

### **Products:**

- FNMA Conforming and High Balance
- FNMA HomeReady
- FHLMC Conforming and Super Conforming
- FHLMC Home Possible

### **Effective Date: Immediately**

The Correspondent Lakeview Overlay Matrix has been updated to reflect the additional clarity and removal of the overlays previously referenced above.

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### **DSCR Update**

- Baltimore, Maryland Property Eligibility

#### **Channel:**

- Correspondent Delegated | Non-Delegated

#### **Products:**

- Bayview DSCR

#### **Effective Date: For all new locks and bids on or after June 18, 2025**

Effective immediately, properties located in Baltimore, Maryland are no longer eligible for purchase under our DSCR program.

The DSCR product matrices for delegated and non-delegated have been updated to reflect the above changes and published to the [Lakeview Correspondent Website](#) for your convenience. Please contact your Regional Vice President or Business Development Director with any questions.

We appreciate your continued partnership and thank you for your attention to this important update.

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