



Correspondent

Lakeview Loan Servicing

Agency

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Silver Hill Capital offers Non-Agency products.

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



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Contact Us

(855) 253-8439

www.lakeviewcorrespondent.com

Fannie Mae SEL-2025-06

Channel:

- **Correspondent Delegated**
- **CalHFA | CHFA | DC HFA | DSHA | Florida Housing | GA DCA | Home in Five | LHC | OH HFA | SC Housing | TSAHC**

Products:

- **The National**
- **FNMA Conforming and High Balance**
- **FNMA HomeReady**
- **FNMA HFA Preferred**

Effective Date: N/A

Fannie Mae published [SEL-2025-06](#) on August 6, 2025, announcing multiple updates to Co-op project eligibility requirements and the Project Eligibility Wavier (PEW) process.

As a reminder, Lakeview considers co-ops as ineligible property types and will not align.

Fannie Mae DU Release Notes V12

Channel:

- **Correspondent Delegated**
- **CalHFA | CHFA | DC HFA | DSHA | Florida Housing | GA DCA | Home in Five | LHC | OH HFA | SC Housing | TSAHC**

Products:

- **The National**
- **FNMA Conforming and High Balance**
- **FNMA HomeReady**
- **FNMA HFA Preferred**

Effective Date: During the weekend of September 27, 2025

On July 30, 2025, Fannie Mae announced a planned update to DU Version 12.0. The changes implemented in this release will apply to DU V.12.0 loan casefiles submitted or resubmitted to DU on or after the weekend of September 27, 2025.

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According to the DU Release Notes, the Fannie Mae Selling Guide states that a person classified as a displaced homemaker or single parent will qualify as a first-time homebuyer if they have not held any ownership interest in a principal residence, except for a joint ownership interest with a spouse, within the last three years. **It is important to note that Housing Finance Agencies (HFAs) have their own specific definitions for First Time Homebuyers. Lenders must ensure they adhere to the HFAs definitions for First Time Homebuyers.**

Please read the [DU Version 12.0 September Update Release Notes](#) in its entirety for complete details.

Freddie Mac Bulletin 2025-10

Channel:

- **Correspondent Delegated**
- **CHFA | DC HFA | DSHA | Florida Housing | GA DCA | Home in Five | LHC | OH HFA | SC Housing | TSAHC**

Products:

- **The National**
- **FHLMC Conforming and Super Conforming**
- **FHLMC Home Possible**
- **FHLMC HFA Advantage**

Effective Date: N/A

Freddie Mac published [Bulletin 2025-10](#) on August 6, 2025, announcing expanded requirements related single-wide manufactured homes for its CHOICEHome product.

As a reminder, manufactured homes of any type are ineligible for purchase through the delegated correspondent channel. Double-wide manufactured homes or greater are permissible through our HFA channel only.

Lakeview will not align.

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DC HFA Lender Compensation Update

Channel:

- DC HFA

Products:

- All Products

Effective Date: Reservations on or after September 1, 2025

Lakeview, in collaboration with the DC Housing Finance Agency, wishes to notify lenders that starting with Reservations on or after September 1, 2025, the compensation for all lenders will be decreased by 0.50 basis points. This reduction from 2 percent to 1.50 percent per loan will facilitate lower interest rates for the DC Open Doors and DC4ME mortgage programs.

DSCR Update

- Philadelphia, PA & Newark, NJ Property Eligibility

Channel:

- Correspondent Delegated | Non-Delegated

Products:

- Silver Hill Capital DSCR

Effective Date: For all new locks and bids on or after September 10, 2025

Effective immediately, properties located in Philadelphia, PA and Newark, NJ are no longer eligible for purchase under our DSCR program. These areas are in addition to Baltimore, MD as announced on June 18, 2025, in C2025-14.

The delegated and non-delegated DSCR product matrices have been updated to reflect the above changes and published to the [Lakeview Correspondent Website](#) for your convenience. Please contact your VP or AVP of Correspondent Sales with any questions.

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

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Special Product Seller Guide Update

Channel:

- **Correspondent Delegated | Non-Delegated**

Products:

- **All Products**

Reminder

The Special Products Seller Guide has been updated to provide clarifying language regarding the importance of prudent underwriting and strong supporting documentation for borrower qualification and collateral value. While the Special Product Seller Guide and the individual product matrices provide detailed guidance, Lenders are reminded that each loan is reviewed based on its overall quality. This update is not a change to our purchasing philosophy but rather a reminder of the importance of originating high quality and well supported loans.

Please review Chapter 5 Underwriting/Credit Policy of the Special Product Seller Guide for complete details.

We appreciate your continued partnership and thank you for your commitment to responsible lending.

Exclusionary List Reminder

Channel:

- **Correspondent Delegated**
- **All HFA**

Products:

- **All Products**

Lenders are reminded that Lakeview & Silver Hill Capital has established an Exclusionary List identifying certain individuals and businesses. Lakeview & Silver Hill Capital will not purchase a loan where an individual or company on the Exclusionary List was directly or indirectly involved in the transaction. Lenders are reminded to check all parties against the Exclusionary List, which is available on the Lakeview LoanDock Portal. The Lakeview HFA matrices have been updated in [AllRegs](#) to reflect the Lakeview Exclusionary List requirement.

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