



Correspondent

Lakeview Loan Servicing

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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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Fannie Mae SEL-2025-07

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**
- **Silver Hill Capital Fannie Mae Conforming & High Balance**
- **FNMA HomeReady**
- **FNMA HFA Preferred**

Effective Date: Immediately

Fannie Mae issued [SEL-2025-07](#) on September 3, 2025, announcing the following updates to the Selling Guide:

- Removing the term “appraisal waiver” and replacing it with the term “value acceptance” in the Selling Guide.
- Rescission of reconsideration of value components: revises two requirements of the framework for a borrower-initiated reconsideration of value.
- Expansion of MH Advantage®: expanding eligibility requirements for manufactured homes.
- Establishing borrower ownership interest – life estates: clarifying borrower ownership interest in life estates.

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 align with the updates where applicable.

Please read the announcement for complete details.

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Freddie Mac Bulletin 2025-12

Channel:

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

Products:

- **The National**
- **Silver Hill Capital Freddie Mac Conforming & Super Conforming**
- **FHLMC Conforming and Super Conforming**
- **FHLMC Home Possible**
- **FHLMC HFA Advantage**

Effective Date: Immediately, unless otherwise noted.

Freddie Mac issued [Bulletin 2025-12](#) on September 3, 2025, announcing Seller Guide updates including but not limited to the topics below:

- Loan-to-value (LTV) ratios for certain LPA approved Mortgages secured by 2- to 4-unit properties – Increased maximum LTV ratios to 95% – **Effective September 29, 2025**
- Reconsideration of value (ROV): revises two requirements of the framework for a borrower-initiated reconsideration of value.

Lakeview will align with the Bulletin.

All affected product matrices will be published to AllRegs on the effective date.

Please read the Bulletin for complete details.

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FHA INFO

- [2025-42](#)
- [2025-44](#)

Channel:

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

Products:

- **FHA Standard Program**
- **FHA Streamline Program**

Effective Date: as noted

FHA issued two INFO messages on August 27, 2025, and September 2, 2025.

- [INFO 2025-42](#) announces FHA's adoption of the modernized Uniform Appraisal Dataset (UAD) 3.6 beginning early Spring 2026.
- [INFO 2025-44](#) announces the mandatory phishing-resistant multi-factor authentication (MFA) requirements the FHA Connection (FHAC) system. FHAC users must implement the phishing-resistant MFA before October 27, 2025, to be able to continue accessing FHAC.

Lakeview encourages Lenders to read both INFO messages for complete details to determine if any updates to internal processes will be required. **Lakeview will announce its transition to UAD 3.6 in a future release.**

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USDA Procedure Notice 649

Channel:

- **Correspondent Delegated**
- **CalHFA | DSHA | Florida Housing | OH HFA | SC Housing | TSAHC**

Products:

- **USDA Guaranteed Rural Housing Program**

Effective Date: Immediately

[Procedure Notice 649](#) issued on August 5, 2025, added clarifications to multiple chapters in HB-1-3555. Lakeview will align where applicable but would like to remind our lending partners that Form 8821 is not an acceptable form to request IRS tax transcripts as part of our current process.

USDA Bulletins

- [Elderly Family Deduction Increase](#)
- [Fiscal Year 2026 Conditional Commitment Notice](#)

Channel:

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

Products:

- **USDA Guaranteed Rural Housing Program**

Effective Date: Immediately

The bulletin to announce the [Elderly Family Deduction Increase](#) was issued on August 11, 2025. The annual deduction has increased from \$400 to \$525 per household where applicable.

The [Fiscal Year 2026 Conditional Commitment Notice](#) was issued on September 8, 2025, reminding lenders that conditional commitments will be issued due to the temporary lapse in funding at the beginning of the fiscal year.

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Florida Housing Income Guideline Update

Channel:

- **Florida Housing**

Products:

- **All Products**

Effective Date: Immediately

Lakeview, in collaboration with the Florida Housing Finance Corporation, wishes to notify all Correspondent lenders that the Employment/Income Verification section of the Florida Housing product matrices has been updated to incorporate updated requirements for borrowers with new employment. Lenders are responsible for implementing the new requirements immediately.

Please review the updated Florida Housing product matrices posted on [AllRegs](#) for full details. Visit the [Florida Housing website](#) for complete second loan program details.

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Silver Hill Capital Agency Investor Plus

- Non-Delegated Underwriting Platform

Channel:

- **Correspondent Non-Delegated**

Products:

- **Silver Hill Capital Agency Investor Plus**

Effective Date: For all locks and bids effective on or after September 24, 2025

We are excited to announce the availability of our Agency Investor Plus (AIP) product via the non-delegated underwriting platform. Please note that New York properties are not eligible via the non-delegated underwriting platform.

As a reminder, the Agency Investor Plus (AIP) product offers flexibilities that differentiate this program from standard agency guidelines. The most notable expansions to agency guidelines are described below.

- Interest-only financing options
- LLC title vesting permitted
- Up to 50 financed properties permitted
- Pre-payment penalty structures available
- Refinance transactions up to 80% LTV
- Minimum FICO below 720 for borrowers with ≥7 financed properties
- Maximum non-conforming loan amounts up to \$2,000,000

The non-delegated Agency Investor Plus product matrix has been published to [Lakeview Correspondent Website](#) for your convenience. Please contact your Vice President or Assistant Vice President of Correspondent Sales 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 Update

Channel:

- **Correspondent Delegated & Non-Delegated**

Products:

- **Silver Hill Capital Agency Investor Plus**
- **Silver Hill Capital Bank Statement (Delegated Only)**
- **Silver Hill Capital DSCR**

Effective Date: For all locks and bids effective on or after September 24, 2025

Please be advised that loans with prepayment penalties in the District of Columbia will not be eligible for purchase. This policy update is in alignment with updated compliance guidance.

The impacted product guides have been published to [Lakeview Correspondent Website](#) for your convenience. Please contact your Vice President or Assistant Vice President of Correspondent Sales with any questions.

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