



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-2026-05

Channel:

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

Products:

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

Effective Date: Immediately, or as otherwise noted.

Fannie Mae issued [SEL-2026-05](#) on May 6, 2026, with the following updates:

- Updates to remote online notarization (RON) requirements.
- Clarification to single-closing-to-permanent loan modification guidelines.
- Revised guidance for calculating IRS tax installment payments as debt obligations.
- Co-Op project eligibility updates (*not applicable to Lakeview/SHC*).

Lakeview/SHC will align where applicable. Additional guidance related to the RON requirements will be provided in a future announcement.

Please refer to the announcement for full details.

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2026 Area Median Income Limits

- **Fannie Mae Selling Notice**
- **Freddie Mac Bulletin 2026-F**

Channel:

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

Products:

- **Lakeview National**
- **FNMA HomeReady**
- **FNMA HFA Preferred**
- **FHLMC Home Possible**
- **FHLMC HFA Advantage**

Effective Date: June 13, 2026

Fannie Mae and Freddie Mac announced the 2026 Area Median Income (AMI) limits for HomeReady and HomePossible. The 2026 AMI limits will be implemented in Desktop Underwriter® (DU®), and Loan Product Advisor® (LPA®) on June 13, 2026.

Please review Fannie Mae's [Selling Notice](#) and Freddie Mac's [Bulletin 2026-F](#) for complete details.

Lakeview will align.

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FHA INFO

- **2026-10**
- **2026-11**

Channel:

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

Products:

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

Effective Date: n/a

FHA issued two INFO messages on May 20, 2026, and May 21, 2026.

- **INFO 2026-10** announced enhancements to the case number assignment process in FHA Connection for condominium units eligible for single-unit approval.
- **INFO 2026-11** confirmed that FHA intends to adopt VantageScore® 4.0 and FICO® Score 10T as eligible credit score models. Implementation dates and additional details will be announced later this year.

Lakeview would like to remind lenders that we do not accept VantageScore® 4.0 or Fico® Score 10T at this time. Please read both INFO messages for complete details.

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New Secondary Valuation Option

- **RicherValues Oversight Report**

Channel:

- **Correspondent Delegated**

Products:

- **Silver Hill Capital Agency Investor Plus**
- **Silver Hill Capital Bank Statement**
- **Silver Hill Capital DSCR**
- **Silver Hill Capital Jumbo AUS**
- **Silver Hill Capital Jumbo Plus AUS**

Effective Date: Immediately

We are pleased to announce an enhancement to our secondary valuation requirements for our Non-Agency products. Effective Immediately, lenders may utilize the **RicherValues Oversight Report** as an acceptable secondary valuation product in support of the appraised value for loans requiring a secondary valuation review.

Lenders may now choose one of the three options below as an acceptable secondary valuation option.

- Clear Capital Collateral Desktop Analysis (CDA)
- Consolidated Analytics Consolidated Collateral Analysis (CCA XP)
- RicherValues Oversight Report

Please review the updated product guides for complete eligibility and documentation requirements in the event that a CDA, CCA XP, or RicherValues Oversight Report returns an "Indeterminate" value or indicates a value that is more than 10% below the appraised value.

A Collateral Underwriter (CU) with a score of 2.5 or less remains an acceptable alternative to a CDA, CCA XP, or RicherValues Oversight Report, where otherwise permitted by product guidelines.

The impacted product guides have been published to the [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.

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Agency Investor Plus (AIP) Update

Channel:

- Correspondent Delegated

Products:

- Silver Hill Capital Agency Investor Plus

Effective Date: For all new bids and locks on or after June 10, 2026

We are pleased to announce that under the Agency Investor Plus (AIP) program, the following updates have been made.

- 2-4 unit purchase transactions with conforming loan amounts: the maximum LTV/CLTV is increasing from 75% to 80%
- 1-unit rate and term refinance transaction with non-conforming loan amounts: the maximum LTV/CLTV is increasing from 70% to 80%

These enhancements align purchase transaction eligibility with rate and term refinance eligibility. All other program requirements remain unchanged. Please review the Agency Investor Plus (AIP) product guide in its entirety for all program requirements.

The Agency Investor Plus (AIP) product guide has been published to the [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.

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Pre-Payment Penalty Updates

- **New Jersey Pre-Payment Penalty Update**
- **7 Year Pre-Payment Penalty Retirement**

Channel:

- **Correspondent Delegated**

Products:

- **Silver Hill Capital DSCR**

Effective Date: For all new bids and locks on or after June 10, 2026

New Jersey Pre-Payment Penalty Update

Effective immediately, for all DSCR transactions secured by properties located in the state of New Jersey, prepayment penalties are not permitted when the borrower is a natural person (individual borrower).

- **Natural Person Borrowers:** Prepayment penalties are prohibited and may not be included.
- **Entity Borrowers (LLC, S-Corporation, or C-Corporation):** Prepayment penalties are permissible and may be charged in accordance with applicable product guidelines.

7 Year Pre-Payment Penalty Retirement

Effective immediately, the 7 Year Prepayment Penalty option will no longer be available for new loan submissions under our DSCR program.

Correspondent partners should discontinue offering or submitting DSCR loans utilizing a 7 Year Prepayment Penalty. All other currently available pre-payment penalty options remain unchanged and are subject to applicable product guidelines and state law requirements.

As a reminder, correspondents are responsible for originating all loans in compliance with applicable federal, state, and local laws and regulations, including any jurisdiction-specific requirements governing prepayment penalties and other loan terms.

The DSCR product guide has been updated and published to the [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.

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Silver Hill Capital Fannie Mae & Freddie Mac Minimum FICO Update

Channel:

- Correspondent Delegated

Products:

- Silver Hill Capital Fannie Mae Conforming & High Balance
- Silver Hill Capital Freddie Mac Conforming & Super Conforming

Effective Date: For all new bids on or after June 10, 2026

The minimum credit score requirements for our Silver Hill Capital Fannie Mae and Silver Hill Capital Freddie Mac products have been updated.

As part of this change, the minimum FICO requirement will be standardized across both Bulk Bid and Best Efforts executions:

<u>Property Type</u>	<u>Units</u>	<u>Current Bulk Bid Minimum FICO</u>	<u>New Minimum FICO (Bulk Bid & Best Efforts)</u>
Owner-Occupied / Second Home / Investment	1 Unit	620	660
Owner-Occupied / Second Home / Investment	2-4 Units	620	680

No other credit score eligibility requirements are changing at this time.

The Silver Hill Capital Fannie Mae and Silver Hill Capital Freddie Mac product guides have been updated and published to the [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.

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Matrix Updates

- **Overlay Policy Clarification**

Channel:

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

Products:

- **Lakeview National**
- **FNMA Conforming and High Balance**
- **FNMA HomeReady**
- **FNMA HFA Preferred**
- **FHLMC Conforming and Super Conforming**
- **FHLMC Home Possible**
- **FHLMC HFA Advantage**
- **Texas 50(a)(6) Program**
- **FHA Standard Program**
- **FHA Streamline Program**
- **VA Standard Program**
- **USDA Guaranteed Rural Housing Program**

Effective Date: Immediately

Lakeview would like to clarify a change to its Request for VOE, Form 1005 overlay policy previously announced in the C2026-13 Credit Policy Announcement.

- The update to this policy does not prohibit the use of tax transcripts; rather, it eliminates the requirement and allows flexibility for lenders to submit alternative documentation (e.g., most recent paystub or W-2) or tax transcripts, as appropriate, when Form 1005 is used as a standalone document for income verification.

All impacted product matrices, including the Correspondent Overlay Matrix have been updated and published on AllRegs to reflect tax transcripts as an acceptable document under this policy.

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Operational Reminder

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- **FNMA Conforming and High Balance**
- **FNMA HomeReady**
- **Silver Hill Capital Freddie Mac Conforming & Super Conforming**
- **FHLMC Conforming and Super Conforming**
- **FHLMC Home Possible**
- **FHLMC HFA Advantage**
- **Texas 50(a)(6) Program**

Loans requiring an approved terms of business (TOB) to participate in a Fannie Mae or Freddie Mac special program (*i.e., Positive Rent Payment Program*), **are not eligible** for purchase by Lakeview/SHC. Lenders must sell these loans directly to the applicable agency.

No exceptions, waivers, or variances are permitted because these programs are tied to the TOB between the lender and the agency. Fannie Mae and Freddie Mac do not disclose participating lenders to Lakeview/SHC. If delivered in error, Lenders will be responsible for repurchasing loan.

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