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.

EQUAL HOUSING LENDER

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Contact Us
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Fannie Mae SEL-2026-09

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 unless otherwise stated

Fannie Mae issued SEL 2026-09 on October 7, 2026, announcing Selling Guide updates that include, but are not limited to, the following:

- **Verbal Verification of Employment**: eliminated specific verbal verification methods, allowing reasonable, verifiable methods appropriate to the income type.
  - Clarified verbal verification of employment requirements for borrowers with <25% ownership in a business when they receive employment related K-1 income from the same business *(effective for loan applications dated on or after December 2, 2026).*
- **Income Policy Updates**: updated the three-year income continuance requirement to begin from the application date instead of the note date, clarified acceptable documentation for non-contingent employment offers.
- **Attorney Opinion Letters**: expanded AOL eligibility to Texas Section 50(a)(6) loans and transactions executed under a power of attorney. ***(Lakeview and Silver Hill Capital will not allow AOLs on any Texas 50(a)(6) transactions).***

Lakeview and Silver Hill Capital will align where applicable.

Please read the announcement for complete details.

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Freddie Mac Bulletin 2026-13

Channel:

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

Products:

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

Effective Date: Immediately

Freddie Mac issued Bulletin 2026-13 on October 7, 2026, announcing Seller Guide updates including, but not limited to, the following:

- **ACE and ACE+ PDR**: expanded eligibility to investment property refinance transactions subject to LTV/TLTV maximums.
- **Manufactured Housing**: eliminated prior approval for manufactured homes on leasehold estates, and expanded eligibility for multi-wide manufactured homes with shared equity restrictions ***(Lakeview will not align, HFA's do not permit leaseholds or shared-equity).***

Lakeview and Silver Hill Capital will align where applicable.

Please read the Bulletin for complete details.

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Silver Hill Capital HELOC Product Launch

Channel:

- **Correspondent Delegated**

Products:

- **Silver Hill Capital HELOC**

Effective Date: Immediately

We are pleased to announce the launch of our new **Home Equity Line of Credit (HELOC) Program** effective November 4, 2026.

This new program expands our Non-Agency suite of products by providing correspondent lenders with an additional financing solution for borrowers seeking to access the equity in their properties. The SHC HELOC program offers revolving credit with flexible draw options, interest-only payments during the initial draw period, and eligibility for primary residences, second homes, and investment properties.

Lender Participation and Approval

Participation in the Silver Hill Capital HELOC Program is subject to prior approval by Silver Hill Capital. Correspondent lenders interested in offering this product must contact their Vice President or Assistant Vice President of Correspondent Sales to initiate the approval process.

Program Highlights

Product Characteristic	Description
Product Code	• HEL400
Lien Position	• Standalone first or second lien transactions o Purchase transactions and simultaneous/piggyback financing are not permitted
Maximum LTV/HCLTV	• Up to 90% for primary residences and second homes; up to 75% for investment properties
Credit Limits	• $25,000 minimum to $500,000 maximum subject to eligibility requirements
Minimum FICO	• Primary Residence: 640 • Second homes & investment properties: 680
Loan Terms	• Adjustable amortization with 15, 20, 25 and 30 year loan maturity terms

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Interest-Only Feature	• Five-year draw period with interest-only payments followed by fully amortizing payments over the remaining loan term
Initial Draw Requirements	• Lines below $50,000: 100% of total credit limit • Lines of $50,000 or greater: 75% of total credit limit
Underwriting	• Manual underwriting is required o AUS findings are not permitted
Texas	• Not eligible

Eligibility

SHC HELOC Eligibility Matrix					
Occupancy	**Units**	**FICO**	**Maximum LTV/HCLTV**	**Maximum Credit Limit**	**Maximum DTI**
Primary Residence	1-4	720	90%	$500,000	50
		720	75%	$500,000	55
		680	85%	$500,000	50
		680	70%	$250,000	55
		640	70%	$200,000	50
Occupancy	**Units**	**FICO**	**Maximum LTV/HCLTV**	**Maximum Credit Limit**	**Maximum DTI**
Second Home	1	720	90%	$500,000	50
		680	85%	$500,000	50
Occupancy	**Units**	**FICO**	**Maximum LTV/ HCLTV**	**Maximum Credit Limit**	**Maximum DTI**
Investment	1-4	720	75%	$500,000	50
		680	70%	$400,000	50

The Special Product Seller Guide (SPSG) will be published in the coming weeks and will reflect changes associated with the introduction of our new HELOC product along with the transition to the new Non-Agency Seller Portal.

The new Silver Hill Capital HELOC product matrix has been published to the Lakeview Correspondent Website for your convenience. Please review the product matrix for complete details and requirements of the program. 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 this exciting new product.

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DSCR Updates

- Maximum LTV Expansion to 85%
- Cross-Collateral Transactions – Decrease in Maximum Loan Amounts

Channel:

- **Correspondent Delegated**

Products:

- **Silver Hill Capital DSCR**

Effective Date: For all new bids and locks effective November 4, 2026

We are pleased to announce enhancements to our Debt Service Coverage Ratio (DSCR) program, expanding financing opportunities for eligible investment property transactions.

Expanded Maximum LTV: The maximum LTV has been increased from 80% to 85% for eligible purchase transactions, subject to applicable credit score, DSCR, loan amount, and other program requirements.

Additionally, the maximum loan amounts have been reduced for cross-collateralized (blanket) transactions, with revised limits based on credit score.

The updated Silver Hill Capital DSCR product matrix has been published to the Lakeview Correspondent Website for your convenience. Please review the product matrix for complete details. Please contact your Vice President or Assistant Vice President of Correspondent Sales with any questions.

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Silver Hill Capital Jumbo AUS Updates

- Super Jumbo Loan Amount Expansions

Channel:

- **Correspondent Delegated**

Products:

- **Silver Hill Capital Jumbo AUS**

Effective Date: For all new bids and locks effective November 4, 2026

We are pleased to announce an expansion of our Silver Hill Capital Jumbo AUS Program to accommodate Super Jumbo loan amounts greater than $3 million up to $7 million. These expansions provide additional financing opportunities for qualified borrowers while maintaining prudent credit, collateral, and reserve requirements.

Super Jumbo Eligibility Highlights

- Maximum LTV: Up to 75%
- Minimum FICO: As low as 720
- Maximum DTI: Up to 43%
- Eligible Loan Term: 30 Year Fixed Rate
- Eligible Property Types: 1-unit properties
- Maximum Loan Amounts by Occupancy and Transaction Type:
  - Primary Residence Purchase: Up to $7 million
  - Primary Residence Rate/Term and Cash Out Refinance: Up to $5 million
  - Second Home Purchase, Rate/Term and Cash Out Refinance: Up to $5 million
  - Investment Property Purchase: Up to $5 million

Eligibility varies by loan amount, occupancy, transaction type, FICO, LTV, and DTI. Refer to the updated Jumbo AUS Product Guide for complete eligibility requirements.

The updated Silver Hill Capital Jumbo AUS product matrix has been published to the Lakeview Correspondent Website for your convenience. Please review the product matrix for complete details. Please contact your Vice President or Assistant Vice President of Correspondent Sales with any questions or for additional information regarding participation in this expansion.

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

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FHA Manual Underwriting Updates

Channel:

- **Correspondent Delegated**

Products:

- **FHA Standard Program**

Effective Date: Immediately

Lakeview is pleased to announce changes to our FHA manual underwriting requirements. Manual underwriting for our FHA Standard Program will now be subject to the following requirements:

- All loans must be submitted through FHA TOTAL Scorecard and,
  - receive a Refer/Caution finding or be manually downgraded if the AUS findings are Approve/Eligible or Accept and,
    - meet our minimum 580 credit score requirement.

All other FHA manual underwriting guidelines must be met. The FHA Mortgage Program and Correspondent Lakeview Overlay matrices have been updated and published on AllRegs.

Manual underwriting guidelines for our HFA business channel are not a part of this update. Please refer to the applicable government HFA matrices for manual underwriting requirements.

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