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.

EQUAL HOUSING LENDER

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Contact Us
(855) 253-8439
www.lakeviewcorrespondent.com

Fannie Mae Lender Letter- 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

Fannie Mae issued SEL-2026-09 on November 4, 2026, announcing Seller Guide updates revising eligibility matrix following key changes for fixed-rate loans and adjustable-rate loans.

- Aligning minimum credit score requirements for fixed-rate and adjustable-rate loans
- Establishing consistent credit score and reserve requirements for two- and four-unit principal residence transactions and for cash-out refinance transactions
- Combining all manual underwriting requirements, including HomeReady and HomeStyle, in a single matrix

Lakeview and Silver Hill Capital do not allow for Manual Underwriting of Fannie Mae loans and will not align with Lender Letter 2026-09

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Freddie Mac Bulletin 2026-15

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 2026-15 on November 4, 2026, announcing Seller Guide update for including but not limited to the topics below:

- **Equity Buyout Refinances**: Reclassified Mortgages for the buyout of a co-owner from cash-out to "no cash-out" and updated requirements
  - Renamed special purpose cash-out refinance Mortgages to equity buyout refinance Mortgages. Freddie Mac Guide 4301.4, No Cash-Out FAQ
  - Joint ownership requirement – at least 12 months before the application received date
- **Reformatted Rental Income** section to enhance navigation to relevant requirements
  - Updated rental income documentation when using an appraisal report
  - Added Flexibility for documentation and delivery requirements for subject 2- to 4-unit Primary Residences and subject Investment Properties when not using rental income to qualify
- **VantageScore® 4.0 Credit Score (Lakeview Alignment TBD)**
  - Updated the Guide to incorporate previously announced broad availability of VantageScore 4.0 for Manually Underwritten Mortgages
  - Eliminated the Alt FICO® Credit Fee in Price
- **Added Third-party asset verification** reports as eligible asset documentation
- **Lakeview and Silver Hill Capital will align where applicable. Please read the Bulletin for complete details**

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TSAHC

- **Reduced Classic FICO Score Requirements for Manual Underwriting from 640 to 620.**

Channel:

- **TSAHC**

Products:

- **FHA Standard Program**
- **USDA Guaranteed Rural Housing Program**

Effective Date: Immediately

TSAHC and Lakeview are pleased to announce that we are reducing the Classic FICO credit score requirement for Manual Underwriting from 640 to 620.

TSAHC matrices have been updated in AllRegs

CHFA

- **New Rate Permanent Buydown Options for Next Move Program**

Channel:

- **CHFA**

Products:

- **FHA Standard Program**

Effective Date: Immediately

CHFA and Lakeview are pleased to announce two additional rate buydown options, allowing borrowers to obtain a lower interest rate by paying either 1 or 2 discount points.

The existing 0-point option will remain available.

Lenders are encouraged to review the expanded rate options when discussing financing opportunities with eligible borrowers.

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Special Product Seller Guide Updates

Channel:

- **Correspondent Delegated**

Effective Date: Immediately

We are pleased to announce that the Special Products Seller Guide (SPSG) has been updated to reflect recent product enhancements, operational changes, and general guideline clarifications.

Salient updates include:

- Second Lien Products: Expanded guidance to support our recently launched HELOC program and additional second lien lending requirements.
- Non-Agency Portal: Updated registration, commitment, and loan delivery guidance to support the ongoing transition from LoanDock to our new Non-Agency Portal.
- Servicing and Loan Documentation: Updated servicing information, delivery instructions, insurance requirements, and mortgage loan documentation guidance.
- General Maintenance Updates: Additional clarifications, terminology updates, and administrative revisions throughout the Guide.

The updated Special Product Seller Guide (SPSG) has been published to the Lakeview Correspondent Website for your convenience. Sellers are encouraged to review the updated Special Product Seller Guide (SPSG) in its entirety for complete requirements and details.

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