

Tuesday, February 18, 2020

Bulletin #2020-AC-001

NOTICE TO ALL CUSTOMERS

Gold Jumbo exhibits and updates on other loan programs

Gold Jumbo

We have updated the Metropolitan Statistical Area Median Home Price (MSA MHP) List and the Market Classification (MC) lists effective with loans “Finaled”, locked, or re-locked today February 18, 2020. This change is to align with current market conditions.

Please visit the Underwriting Resources for the updated list at <https://www.flcbmtg.com/resource-center/>

Freddie Mac

Freddie Mac has updated their guidance regarding gift funds via [Bulletin 2020-1](#) FLC Bank is adopting these changes effective with loans “Finaled” today February 20, 2020 when gift funds are being transferred from the donor to the Borrower either prior to, or at loan closing:

- Evidence of transfer of funds from the donor’s account in a financial institution into the Borrower’s account via a third-party money transfer application or service are acceptable only when the documentation included in the file evidences that the funds were transferred, using the application or service (i.e. Zelle), directly from the donor’s bank account into the Borrower’s bank account, or
- Evidence of transfer of the funds from the donor’s account in a financial institution to the settlement or closing agent via a third-party money transfer application or service are acceptable only when the documentation included in the file evidences that the funds were transferred, using the application or service (i.e. Zelle), directly from the donor’s bank account into the settlement or closing agent.

Texas 50(A)(6) Eligibility Matrix

The eligibility matrix for Texas 50(A)(6) has been updated in both FNMA and FHLMC posted guidelines. Please note that this matrix is only intended to serve as an aid to determine eligibility and as such may not account for all scenarios. All Texas loans must meet the 50(A)(6) requirements regardless of the information noted on the matrix.

USDA

The Rural Housing Development Agency announced updates to Chapters 10 and 11 of the 3555.1-Handbook.

A summary of the changes include the following updates noted in our USDA Guidelines:

- Credit Score Validation: GUS Accept loans no longer required a credit score validation.
- Reduced the number of GUS Accept downgrades required due to certain credit events.
- Manually inputting liabilities no longer requires a manual downgrade.
- The borrowers’ credit report must not have any repository with a credit freeze.
- Delinquent Child Support: Guidance to determine when an applicant is ineligible for a USDA Guaranteed loan when they have delinquent court ordered child support.
- Credit Exception Requirements: The requirement for a credit exception has been removed for collections, charge-offs, disputed accounts.
- Federal Taxes: Guidance is provided for repayment plans, approved extensions, and failure to file.

Resources: [Advance Copy of Chapters 10 & 11 HB-3555.1](#), [Bulletin 2020-1](#)