

CREDIT POLICY ANNOUNCEMENT

Bulletin- 2025-08 | Guideline Updates

The following updates have been made to the guidelines. Visit <https://correspondent.springeq.com/> for the updated guidelines. Please contact your account executive with questions.

UW Guideline updates – All updates are effective immediately and can be applied to existing loans in process

- **Property Taxes (page 13):**
 - New language was added and some content was consolidated to a single section covering both scenarios to clarify the requirements when title documents show property taxes due within 60 calendar days of closing and/or are delinquent property taxes. References to “past due” and “penalties and fees” were removed
- **Self-Employed (page 45):**
 - New language was added to clarify that the refund amount in the documentation from the “Where’s My Refund?” tool on the IRS website to evidence the refund shown on the 1040 tax returns must match the amount shown on the borrower’s tax return and that the refund status does not need to be considered
- **Foster Care/Adoption/IHSS (page 49):**
 - New language was added to the guideline title and language to include both “IHSS” and “In-Home Supportive Services (IHSS)” references
- **Retirement, Annuity Income, and IRA Distributions (page 52):**
 - The following language has been removed. The documentation and all other requirements remain unchanged.
NOTE: When using monthly IRA distributions as qualifying income, a minimum of 3 distributions must be documented prior to clear to close with at least 2 distributions received prior to the application date. The 2 distributions received prior to the application date must be equal in amount and will be used for qualification. Adjusting the distribution amount to qualify is not permitted.
- **FEMA Disaster Area (page 61):**
 - The language has been updated and expanded to clarify the requirements for properties located in a FEMA declared major disaster area.

Matrices updates – All updates are effective immediately and can be applied to existing loans in process

- **FEMA Disaster Area (page 6):**
 - The language has been updated and expanded to clarify the requirements for properties located in a FEMA declared major disaster area.

