Newrez Announcements



Announcement 2022-023 VA Eligibility Updates

February 28, 2022

Overview

Newrez Approved Correspondent Clients: Newrez has removed, or revised VA underwriting overlays outlined below. These changes are effective immediately for all new locked loans.

VA Transactions Overlay Removals			
Topic	Current Guideline	New Guideline	
VA Product Profile Eligibility Updates			
Purchase	AUS Approve/Accept	AUS Approve/Accept	
(excluding MH)	 720 to \$2,500,000 to 95% LTV/CLTV to 45% DTI 700 to \$2,000,000 to 100% LTV/CLTV to 45% DTI DTI ≤ 55% requires 250% residual income 680 to \$1,500,000 to 100% LTV/CLTV to 45% DTI DTI ≤ 55% requires 250% residual income 580 to \$1,000,000 to 100% LTV/CLTV to 60% DTI DTI > 60% requires 720 credit score 0x30x12 housing payment history 	 720 to \$2,500,000 to 95% LTV/CLTV to 45% DTI 720 to \$2,000,000 to 100% LTV/CLTV to 55% DTI 700 to \$2,000,000 to 100% LTV/CLTV to 45% DTI 720 to \$1,500,000 to 100% LTV/CLTV and DTI per AUS 680 to \$1,500,000 to 100% LTV/CLTV to 55% DTI 680 to \$1,000,000 to 100% LTV/CLTV and DTI per AUS 580 to \$1,000,000 to 100% LTV/CLTV to 55% DTI 	
	250% VA Residual Income	580 to \$650,000 to 100% LTV/CLTV and DTI per AUS Residual Income requirements (of 250%)	
		for higher DTIs was removed	

©2022 Newrez Information in this communication is a summary and is not complete. Printed copies may not contain the most up-to-date information. Refer to Newrez's Product Profiles, Newrez's Underwriting Guides, and agency guidelines for complete details. This information is for use by employees of Newrez only and should not be distributed to or used by consumers or other third-parties.

Purchase Manufactured Home Primary	Manufactured Home Primary
Manufactured Residence	Residence
Homes Approve/Accept	Approve/Accept
• 580 to \$1,000,000 to 100% LTV/CLTV	• 580 to \$1,000,000 to 100% LTV/CLTV
to 50% DTI	to 55% DTI
10 00 % 2 11	• 580 to \$ 650,000 to 100% LTV/CLTV
Refer/Eligible and Manual Underwrite	and DTI per AUS
Manufactured Home not permitted	and bit per Aoo
• Manufactured Florine not permitted	Poter/Eligible and Manual Underwrite
	Refer/Eligible and Manual Underwrite
	• 580 to \$1,000,000 to 100% LTV/CLTV
	to 55% DTI
Cash-out AUS Approve/Accept	AUS Approve/Accept
• 720 to \$2,500,000 to 95% LTV/CLTV t	• 720 to \$2,500,000 to 95% LTV/CLTV to
(excluding MH) 45% DTI	45% DTI
• 700 to \$2,000,000 to 100% LTV/CLTV	• 720 to \$2,000,000 to 100% LTV/CLTV
to 45% DTI	to 55% DTI
o DTI ≤ 55% requires 250% residual	• 700 to \$2,000,000 to 100% LTV/CLTV
income	to 45% DTI
• 680 to \$1,500,000 to 100% LTV/CLTV	• 720 to \$1,500,000 to 100% and DTI per
to 45% DTI	AUS
o DTI ≤ 55% requires 250% residual	• 680 to \$1,500,000 to 100% LTV/CLTV
income	to 55% DTI
• 640 to \$1,000,000 to 100% LTV/CLTV	• 680 to \$1,000,000 to 100% LTV/CLTV
to 60% DTI	
○ DTI > 60% requires the following:	and DTI per AUS
■ 720 credit score	• 580 to \$1,000,000 to 100% LTV/CLTV
• 0x30x12	to 55% DTI
■ 250% Residual Income	• 580 to \$650,000 to 100% LTV/CLTV
• 580 to \$1,000,000 to 90% LTV/CLTV t	and DTI per AUS
55% DTI	^
33 % D 11	• 30-year fixed rate for LTV > 90%
	 Residual Income requirements (of
Loan terms 16-to 30-year fixed rate LTV	250%) for higher DTIs was removed
90%	Drive and Decidence Manufactured
Cash-out Primary Residence Manufactured Refinance Home	Primary Residence Manufactured Home
The state of the s	
Ψ 000 to Ψ1,000,000 to 00 /0 Ε1 V/OΕ1 V to	. , ,
50% DTI	55% DTI
	• 580 to \$650,000 to 90% LTV/CLTV and
Refer/Eligible and Manual Underwrite	DTI per AUS
Manufactured Home not permitted	
	Refer/Eligible and Manual Underwrite
	Primary Residence Manufactured
	Home
	o 580 to \$1,000,000 to 90%
	LTV/CLTV to 55% DTI

Interest Rate	Credit Qualifying	Credit Qualifying
Reduction	• 720 to \$2,500,000 to 45% DTI	• 720 to \$2,500,000 to 45% DTI
Refinance	• 700 to \$2,000,000 to 45% DTI	• 720 to \$2,000,000 to 55% DTI
Loans (IRRRL)	o DTI ≤ 55% requires 250% residual	• 700 to \$2,000,000 to 45% DTI
(excluding MH)	income	• 680 to \$1,500,000 to 45% DTI
	• 680 to \$1,500,000 to 45% DTI	• 580 to \$1,000,000 to 55% DTI
	 DTI ≤ 55% requires 250% residual 	
	income	Residual Income requirements (of 250%)
	• 580 to \$1,000,000 to 50% DTI	for higher DTIs was removed
Interest Rate	Primary Residence Manufactured	Primary Residence Manufactured
Reduction	Home	Home
Refinance	Non-Credit Qualifying	Non-Credit Qualifying
Loans (IRRRL)	o 620 to \$1,000,000 to 105%	o 580 to \$1,000,000 to 105/125
Manufactured	LTV/125% CLTV	LTV/CLTV
Homes	Credit Qualifying	Credit Qualifying
	• 620 to \$1,000,000 to 105% LTV/125%	o 580 to \$1,000,000 to 105/125
	CLTV to 50% DTI	LTV/CLTV to 55% DTI

Questions

If you have any questions regarding any information in this announcement, please feel free to contact your regional sales manager or client manager.

Newrezcorrespondent.com

Newrez Fort Washington Operations 877-700-4622

Newrez Fort Washington Registration Desk/NT Desks 866-396-4622

Client Development

We offer a comprehensive training curriculum on Newrez products and processes, to keep your staff informed of the latest developments in products, technology solutions, compliance issues and process improvements. Each of these programs is offered by our training and development staff on a monthly basis and is updated regularly to reflect recent changes in the industry.

Visit our training site at:

https://www.Newrezcorrespondent.com/client-library/Newrez-training-calendar/