

Newrez Announcements



Announcement 2026-017 **Underwriting Guideline Updates – Government Loans** **February 26, 2026**

Newrez LLC "Newrez" Approved Correspondent Clients; this announcement contains the following information:

- Most recent FHA, VA or USDA announcement, effective immediately for all loans in the pipeline, unless otherwise noted.
- Clarifications and/or corrections to the Newrez Guides effective immediately
- This memo also includes a summary of:
 - Previously announced guidelines have now been incorporated into the Newrez Underwriting Guide.
 - Updates to the Product Summaries and/or Overlay Matrix.

Please use this announcement as guidance until all applicable underwriting guides are published.

FHA, VA or USDA Announcement

- n/a
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Newrez Underwriting Guide Updates

FHA Updates

Updated Borrower Eligibility and removed:

- Non-Permanent Resident Alien requirements
- Eligible Work Authorization
- Ineligible Non-Permanent Resident Alien grids
- Eligible and Ineligible Visa Types

U.S. citizenship is not required for mortgage eligibility; however, all borrowers must have lawful residency in the U.S. Non-U.S. citizens without lawful residency in the U.S. are not eligible.

Complete guidelines can be found in the FHA Underwriting Guide, Chapter 2A, Eligibility, Section 2A.12, Borrower Eligibility

VA Updates

Updated Residual Income to identify examples for Exceptions for Considering all Members of the Household in the Income Calculation.

Complete guidelines can be found in the VA Chapter, 3E Underwriting, Section 3E.5 Residual Income

USDA Updates

Ineligible Programs

Transactions where the loan originator is acting in another real estate related role remains ineligible. Removed the exception allowing loan officers who were appropriately licensed in the state of CA or FL.

Complete guidelines can be found in the USDA Underwriting Guide, Chapter 4A, Eligibility, Section 4A.11 Ineligible Programs

Prior Agency Announcements

Below is a summary of previously announced updates that have been incorporated into the Newrez Underwriting Guide.

- n/a

Product profile Releases and Overlay Matrix Updates

Product profile Releases

- n/a

Overlay Matrix

- n/a
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Questions

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

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Newrez Operations 877-700-4622

Newrez Registration Desk/NT Desks 866-396-4622

Client Development

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