

Newrez Announcements



Announcement 2025-044

Underwriting Guideline Updates – Conforming Loans

June 26, 2025

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

- Most recent agency announcements, effective immediately for all loans in the pipeline, unless otherwise noted.
- Clarifications and/or corrections to the Newrez Guides as of June 26, 2025.
- 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.

Agency Announcements

Unless otherwise noted, underwriting guidelines below are effective immediately and the Newrez Underwriting Guide reflects these changes with the June 26, 2025 release.

Fannie Mae [SEL-2025-04](#) and Freddie Mac [Bulletin 2025-7](#)

Both Fannie Mae and Freddie Mac have jointly developed a new version of the Uniform Appraisal Dataset (UAD) 3.6 and forms redesign beginning January 26, 2006. Newrez is reviewing and working these changes for the January 2026 release date. Newrez will communicate additional information prior to the release date.

Fannie Mae [SEL-2025-04](#)

For Limited Cash-Out Refinance Transactions (LCOR) and HomeReady Mortgage loans with a LTV, CLTV or HCLTV ratios of 95.01% - 97.00%, when DU is able to identify the borrower's existing loan is owned (or securitized) by Fannie Mae, may rely on the DU finding as documentation requirements.

Freddie Mac [Bulletin 2025-7](#)

The requirement for a W-2 document has been removed for military base (basic) pay and military entitlements.

Complete guidelines can be found in the Conventional Underwriting Guide, Chapter 11, Employment and Income, 11.3 (c) Military Income

Newrez Underwriting Guide Updates

Conventional Updates

Chapter 1G Assets

Current guides reflect Fannie Mae (DU) guidelines for Transfer of Gift Funds. This content has been updated to identify Freddie Mac (LPA Transaction requirements) documentation for receipt of the gift funds by one of the following:

Receipt of gift funds must be documented by one of the following:

- Transfer of funds from the donor's account in a financial institution to the Borrower's account through:
 - Copies of bank statements from both the donor and the borrower's accounts
 - A copy of the cancelled gift check; or,
 - A copy of a donor's withdrawal slip and the borrower's deposit slip.
- Transfer of the funds from the donor's account in a financial institution to the settlement or closing agent (e.g. a copy of the cashier's check or wire transfer confirmation)
- For an **earnest money deposit** paid by the donor directly to the builder or real estate agent, transfer of funds from the donor's account in a financial institution to the earnest money deposit holder (e.g. copy of a canceled gift check, a copy of a cashier's check or wire transfer confirmation)
- Funds transferred using a **third-party money transfer application** or service are acceptable only when the documentation in the loan file evidences that the funds were transferred using the application or service directly from the donor's bank account to the Borrower's bank account or to the settlement or closing agent.

Complete guidelines can be found in the Conventional Underwriting Guide, Chapter 1G, Assets, 1G.3(i) Gift Funds

Prior Agency Announcements

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

- n/a
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Product Profile Releases and Overlay Matrix Updates

Product Profiles Releases

- n/a

Overlay Matrix Update

- 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.

[Newrezcorrespondent.com](https://www.newrez.com/correspondent)

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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](#).