Newrez Announcements

Announcement 2026-056
Yosemite Jumbo AUS Updates
July 23, 2026

Newrez LLC "Newrez" Approved Correspondent Clients; Yosemite Jumbo AUS product guidelines have been updated with the following effective with existing pipeline.

Current Policy

Primary Residence:

Jumbo AUS Eligibility Matrix

Fixed Rate (20,25,30 year) & Hybrid ARM Products

Primary Residence | Purchase, Rate and Term Refinance

Units	FICO	Maximum LTV/CLTV/HCLTV	Maximum Loan Amount
1	680	90%[2]	$2,000,000
	660	80%	$2,000,000
	720	70%	$2,500,000
	740	70%	$3,000,000
	740	60%	$3,500,000
2	700	65%	$1,500,000
	720	60%	$2,000,000

Primary Residence | Cash-Out Refinance[1]

Units	FICO	Maximum LTV/CLTV/HCLTV	Maximum Loan Amount	Maximum Cash-Out
1	700	75%	$1,000,000	Unlimited
	720	80%	$1,500,000	
	720	65%	$2,000,000	
2	720	60%	$1, 500,000	Unlimited

Second Home:

Second Home | Purchase, Rate and Term Refinance

Units	FICO	Maximum LTV/CLTV/HCLTV	Maximum Loan Amount
1	680	90%[2]	$2,000,000
	660	80%	$2,000,000
	720	70%	$2,500,000

Second Home | Cash-Out Refinance

Units	FICO	Maximum LTV/CLTV/HCLTV	Maximum Loan Amount	Maximum Cash-Out
1	720	60%	$1,500,000	Unlimited
		50%	$2,000,000	

New Policy

Primary Residence:

Jumbo AUS Eligibility Matrix

Fixed Rate (20,25,30 year) & Hybrid ARM Products[4]

Primary Residence | Purchase, Rate and Term Refinance

Units	FICO	Maximum LTV/CLTV/HCLTV	Maximum Loan Amount
1	680	90%[2]	$2,000,000
	660	80%	$2,000,000
	700	80%	$3,500,000
2	680	80%	$2,000,000

Primary Residence | Cash-Out Refinance[1]

Units	FICO	Maximum LTV/CLTV/HCLTV	Maximum Loan Amount	Maximum Cash-Out
1	680	80%	$2,000,000	Unlimited
	700	65%	$3,000,000	
2	680	70	$1,000,000	Unlimited
	700	80%	$1,500,000	

Second Home:

Second Home | Purchase, Rate and Term Refinance

Units	FICO	Maximum LTV/CLTV/HCLTV	Maximum Loan Amount
1	680	90%[2]	$2,000,000
	660	80%	$2,000,000
	700	75%	$3,000,000

Second Home | Cash-Out Refinance

Units	FICO	Maximum LTV/CLTV/HCLTV	Maximum Loan Amount	Maximum Cash-Out
1	680	65%	$1,500,000	Unlimited
	700	75%	$2,000,000	

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Investment Property:
Purchase and Rate & Term

Units	Minimum FICO	Maximum LTV/CLTV/HLCTV	Maximum Loan Amount
1-4	740	70%	$2,000,000
1-4	740	70%	$2,000,000

Cash-Out

Units	Minimum FICO	Maximum LTV/CLTV/HLCTV	Maximum Loan Amount
1-4	740	60%	$2,000,000

Investment Property:
Purchase and Rate & Term

Units	Minimum FICO	Maximum LTV/CLTV/HLCTV	Maximum Loan Amount
1-4	680	80%	$2,000,000

Cash-Out

1-4	700	75%	$2,000,000 Max Cash-Out: Unlimited

Eligibility Matrix Footnotes:

- Increased max DTI on transactions with LTVs > 80% from 38% to 43%
- Gift funds now permitted on transactions with LTVs > 80% with 5% borrower contribution
- Removed 50% LTV/CLTV/HCLTV overlay on Florida investment condominium transactions

First Time Home Buyers:

- Transactions with LTV 80.01% LTV or higher – minimum FICO score 700 and no additional reserves required

Credit:

- Revised the VOR 0x30x12 now only required for First Time Home Buyers

Income/Employment:

- Removed overlay restricting rental income from ADUs on primary residences and aligned to FNMA/AUS/Agency

Assets:

- Minimum asset reserve requirements are streamlined across all occupancy types and now determined by the loan amount
  - Loans ≤ $1,000,000 = 6 months PITIA
  - Loans between $1,000,001-$2,500,000 = 12 months PITIA
  - Loans between $2,500,001-$3,500,000 = 18 months PITIA

New Product Overlays:

- Minimum Loan Amount - $1 over conforming limits
- Transfer appraisals not allowed
- HPML not allowed
- HPCT not allowed with exception of 5/6 Rebuttable Presumption ARMs

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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

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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.

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