

Newrez Announcements



Announcement 2025-065

Closed End Second Product Expansion and Updates

September 25, 2025

Newrez LLC "Newrez" Approved Correspondent Clients; effective with applications on or after September 25, 2025.

Newrez is excited to announce an expansion of the Closed End Second Program to include the state of Texas. CES loans secured by subject properties in Texas are designated as Texas 50(a)(6) transactions and include eligibility restrictions that have been added to the product summary and guidelines.

New Product Codes to support Texas 50(a)(6) Properties

Product Code	Product Descriptions
2596	Closed End Second Standalone 15 Yr TXA6
2595	Closed End Second Standalone 20 Yr TXA6
2594	Closed End Second Standalone 30 Yr TXA6

New Texas 50(a)(6) Policy

Product Summary:

Product Eligibility Matrix:

Maximum CLTV for TX 50(a)(6) products – 80%

16. Minimum Loan Amount – Texas - \$75,000

25. Texas Restrictions:

- TX 50(a)(6) Maximum CLTV 80%
- TX 50(a)(6) Primary Residence Only
- 12-month seasoning for any current Texas Section 50(a)(6) loan (first or second mortgage)
- Only one outstanding Texas Section 50(a)(6) loan on a property at any given time

All other Texas 1st lien transactions that are not TX 50(a)(6)

- 6 months seasoning is required

26. Appraisal – All Texas Transactions required a Full interior/exterior appraisal (Form 1004/1073)

Product Guidelines:

8A.2 Primary Valuation Requirements:

Added: All Texas transactions require a full interior/exterior appraisal (Form 1004/1073)

Additional Updates

Current Policy	New Policy
Ineligible First Liens - Loans in active forbearance or deferment - HELOC - Interest Only features - Loans with negative amortization feature - Reverse Mortgages - Outstanding terms greater than 30 years - Balloon loans with a maturity date before the maturity date of the second subject lien - Private first liens	Ineligible First Liens - Properties owned free and clear (no 1st lien) are ineligible - Loans in active forbearance or deferment - HELOC - Interest Only features - Loans with negative amortization feature - Reverse Mortgages - Outstanding terms greater than 30 years - Balloon loans with a maturity date before the maturity date of the second subject lien - Private first liens
Appraisals: Current reference required documents AVM with exterior property inspection	Appraisals: Updated for Clarity AVM with Property Data Inspection A property data inspection is an exterior inspection of the subject property, including photos and a description of the condition of the property. The report preparer confirms use of property and zoning and must sign and date the inspection. Refer to the Primary Valuation Requirements for complete requirements.

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](#).