

Newrez Announcements



Announcement 2025-078

Closed End Second Product Eligibility Expansion

October 30, 2025

Newrez LLC "Newrez" Approved Correspondent Clients; the following updates to the Closed End Second program are effective immediately for pipeline loans and for applications dated on or after October 30, 2025.

Enhancements include higher loan amounts, maximum financed properties and expanded appraisal policies.

Current Policy – Product Matrices

ELIGIBILITY MATRIX					
Units	Occupancy	Loan Amount	Credit Score	CLTV	DTI
1 Unit	Primary Residence	\$300,000	760	90% ¹	45%
		\$350,000	720	85% ¹	
		\$400,000	760	80%	
		\$300,000	700		
		\$250,000	680	75%	
		\$100,000	660		
¹ Texas 50(a)(6) products are limited to 80% CLTV					

ELIGIBILITY MATRIX					
Units	Occupancy	Loan Amount	Credit Score	CLTV	DTI
1 Unit	Second Home	\$300,000	720	80%	45%
		\$250,000	680	75%	
		\$150,000	660	70%	

ELIGIBILITY MATRIX					
Units	Occupancy	Loan Amount	Credit Score	CLTV	DTI
1 Unit	Primary Residence	\$300,000	760	85% ¹	45.01% – 50%
		\$350,000	720	80%	
		\$400,000	760	75%	
		\$300,000	700		
¹ Texas 50(a)(6) products are limited to 80% CLTV					

New Policy

ELIGIBILITY MATRIX					
Units	Occupancy	Loan Amount	Credit Score	CLTV	DTI
1 Unit	Primary Residence	\$500,000	760	90% ¹	45%
		\$500,000	740	85% ¹	
		\$500,000	720	80%	
		\$400,000	700		
		\$350,000	680	75%	
		\$150,000	660		
¹ Texas 50(a)(6) products are limited to 80% CLTV					

ELIGIBILITY MATRIX					
Units	Occupancy	Loan Amount	Credit Score	CLTV	DTI
1 Unit	Second Home	\$300,000	720	80%	45%
		\$250,000	680	75%	
		\$150,000	660	70%	

ELIGIBILITY MATRIX					
Units	Occupancy	Loan Amount	Credit Score	CLTV	DTI
1 Unit	Primary Residence	\$500,000	760	75%	45.01% – 50%
		\$400,000	720	80%	
		\$350,000	760	85% ¹	
		\$300,000	700	75%	

¹Texas 50(a)(6) products are limited to 80% CLTV

Additional Updates

Current Policy	New Policy
Number of Financed Properties: Maximum four (4) financed properties, including the subject property	Number of Financed Properties: Maximum ten (10) financed properties, including the subject property
Appraisal: Primary Valuation Requirements: Loan Amount ≤ \$250,000 AVM with Property Data Inspection, Exterior appraisal or Full appraisal Loan Amount > \$250,000 – Full appraisal HPML Non-QM – regardless of loan amount requires a Full appraisal	Appraisal: Primary Valuation Requirements: Loan Amount ≤ \$350,000 AVM with Property Data Inspection, Exterior appraisal or Full appraisal Loan Amount > \$350,000 – Full appraisal HPML Non-QM – regardless of loan amount requires a Full appraisal

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 Operations 877-700-4622

Newrez 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](#).