

Newrez Announcements



Announcement 2025-089

Underwriting Guideline Updates – Conforming Loans

December 30, 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 effective December 30, 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

- n/a
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Newrez Underwriting Guide Updates

Conventional Updates

Chapter 1A Eligibility

Updates completed for Financing for a Disabled Child or Parent for both Fannie Mae DU and Freddie Mac LPA transactions as shown below:

Analysis of occupancy to be completed by underwriter and included in file to support the transaction as identified by guidelines shown below by each agency

Fannie Mae DU	Freddie Mac LPA
<p>The following will be considered a principal residence even though the borrower will not be occupying:</p> <ol style="list-style-type: none">1. Parents or legal guardian wanting to provide housing for their handicapped or disabled adult child who is unable to work or does not have sufficient income to qualify for the loan on their own; or2. A child wanting to provide housing for their parent who is unable to work or does not have sufficient income to qualify.	<p>A mortgage is considered a primary residence when the borrower is purchasing or refinancing a property:</p> <ol style="list-style-type: none">1. For their parent(s) who will occupy the subject property as their primary residence; or2. For their disabled child who will occupy the subject property as their primary residence.

Complete guidelines can be found in the Conventional Underwriting Guide, Chapter 1A, Eligibility, 1A.7(b) Financing for a Disabled Child

Chapter 1H Liabilities and Debt Ratios

Clarified Current Primary Residence Pending Sale guidelines for excluding the PITIA for DU and LPA transactions subject to documentation identified in guide is in file.

Complete guidelines can be found in the Conventional Underwriting Guide, Chapter 1H Liabilities and Debt Ratios, 1H.4(r)(i) Current Primary Residence Pending Sale

Chapter 1J Appraisal Requirements

Removed requirement for documents below sent through email and specified the loan file must contain the following documentation for Appraisal Transfers:

- Appraiser Independence Certification
- Color Copy of the PDF appraisal
- Submission Summary Report (SSR)
- Original appraisal invoice submitted when the appraisal was completed for the original lender; and
- Signed and dated transfer letter from the original lender to Newrez releasing the appraisal.

Complete guidelines can be found in the Conventional Underwriting Guide, Chapter 1J, Appraisal Requirements, 1J.4(e) Appraisal Transfer

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.

[Newrezcorrespondent.com](https://www.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](#).