

CREDIT POLICY ANNOUNCEMENT

Bulletin- 2025-15 | Guideline Updates

The following updates have been made to the guidelines. Visit <https://correspondent.springeq.com/> for the updated guidelines. Please contact your account executive with questions.

UW Guideline Updates – **All updates are effective immediately and can be applied to existing loans in process**

- **Occupancy Types (page 8):**
 - New language has been added to clarify a full explanation on the underwriting worksheet is required to resolve any address discrepancies or inconsistencies noted in the last 12 months.
- **Voluntary Recurring Obligations / Pay Stub Deductions (page 33):**
 - New language has been added to clarify that any other pay stub deduction that does not report to the credit bureau(s) must be considered in the debt calculation.
- **Rental (page 45):**
 - Conversion of the primary residence to an investment property has been removed as one of the property types from which income can be derived from the subject property.
 - With this update, if rental income is derived from the subject property, the property must be one of the following:
 - 2-4 unit primary residence in which the borrower occupies one of the units
 - 1-unit investment properties
 - Until further notice, the conversion of the primary residence to an investment property is only permitted for piggyback purchase transactions.
 - All other requirements outlined in the Rental guideline remain in effect.
- **Social Security (page 52):**
 - The documentation requirements have been updated to clarify that there are now three options for acceptable proof: (1.) The most recent Social Security Administration (SSA) award letter OR, (2.) The most recent year 1099, OR (3.) All pages of the most recent bank statement showing proof of current receipt.
 - Previously, there were only two options for acceptable proof: (1.) The most recent Social Security Administration (SSA) award letter OR (2.) The most recent year 1099 and all pages of the most recent bank statement showing proof of current receipt.

