

Product Support Bulletin



Information for Correspondent Lenders of SunTrust Mortgage, Inc.
December 19, 2014 • COR14-116

Alert

Update

Reminder

Clarification

Training
Information

Preview

VA Jumbo AUS Approval Requires No Comp Factors

SunTrust Mortgage, Inc. no longer requires compensating factors when the DU Approve/Eligible or LP Accept/Eligible recommendation indicates an explanation is not required when qualifying the borrower at ratios above guidelines published by the Veterans Administration (VA).

Intended Audience

Origination Processing	Secondary Marketing	Underwriting	Closing Delivery Funding	Compliance Legal	Other
------------------------	---------------------	--------------	--------------------------	------------------	-------

Effective Dates

Friday, December 19, 2014
Effective immediately for existing and new loan applications on or after this date.

Background Information

We identified an opportunity to implement a revision to our guidelines in order to align more closely with Veterans Administration (VA) requirements.

Bulletin Details

Qualifying Ratio Requirements for AUS Processed Jumbo Loans
For VA Jumbo loans submitted through AUS, the following guidelines apply when qualifying ratios exceed VA guidelines:

- If Fannie Mae DU Approve/Eligible or Freddie Mac LP Accept/Eligible, and findings indicate no explanation is required for qualifying the borrower at ratios above VA guidelines, compensating factors are not required on the VA Loan Analysis.
- As a reminder, for total loan amounts of \$417,001 to \$1,033,000 the maximum debt-to-income is 50% regardless of the DU findings.

Action Required

Correspondent Lenders, Origination, Processing, Underwriting, Closing, Delivery and Funding
Starting December 19, 2014
Follow published guidelines.

Product Support Bulletin

Information for Correspondent Lenders of SunTrust Mortgage, Inc.
December 19, 2014 • COR14-116



Bulletin Details, continued

Revised Material

Click [Veterans Administration VA Loan Program](#) to view the revised material.

Former Guideline

Previously, we required an explanation and compensating factors for AUS approved VA Jumbo Loans even when the AUS findings indicated no explanation was required.

Other Resources

Support Group	Description and Contact Information:
Correspondent Relations Coordinator	Specific questions on applying this procedure to specific loan files. Direct contact information for each correspondent relations coordinator is located in General Section 1.01: The Correspondent Division.
Emerging Banker Account Executive	Specific questions on applying this procedure to specific loan files. Direct contact information for each account executive is located in General Section 1.01: The Correspondent Division.
Product Support	Provides phone and email support on products, policies, and procedures as well as new product rollout and existing product enhancement. Contact Product Support at 800.382.2111, option 4.

Confidential: This communication is provided for internal SunTrust teammate review only. The information contained herein is intended solely for the review of SunTrust Mortgage teammates and may contain confidential and/or privileged material. Any review, retransmission, dissemination, or other use of, or taking action in reliance upon, this information by person or entities other than the intended recipients is prohibited.