

Product Support Bulletin



Information for Correspondent Lenders of SunTrust Mortgage, Inc.
August 28, 2015 • COR15-041

Alert

Update

Reminder

Clarification

Training
Information

Preview

New FHA Handbook 4000.1 Coming Soon!

The Federal Housing Administration (FHA) will implement the Single Family Housing Policy Handbook (HUD Handbook 4000.1) on September 14, 2015. New case numbers assigned on or after this date will follow the new guidance provided in this handbook.

Intended Audience

Origination Processing	Secondary Marketing	Underwriting	Closing Delivery Funding	Compliance Legal	Other
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Effective Dates

Monday, September 14, 2015
Effective for new applications with case numbers assigned on or after this date.

Background Information

On September 30, 2014, the Housing and Urban Development (HUD) announced the release of their new FHA Handbook 4000.1 in FHA Info Newsletter #14-59. In response to this new release, review of our FHA guidelines identified opportunities to align more closely with HUD's requirements. Additionally, HUD is updating TOTAL Mortgage Scorecard to include the new guidelines.

Bulletin Details

What's new for our Correspondent D.E. Lenders

Correspondent Direct Endorsement (D.E.) Lenders will reference a much abbreviated FHA product description in the Correspondent Seller Guide and utilize the new FHA Handbook 4000.1 for all other guidance.

SunTrust Mortgage, Inc. will remove FHA guidelines from the General Sections of the Correspondent Seller Guide keeping only information relating to SunTrust Mortgage's requirements for delivering a loan to us.

Correspondent D.E. Lenders will continue to reference the SunTrust Government Credit Overlay Matrix for overlays to HUD's guidelines. We have identified these items with an underline, making it easier to determine SunTrust Mortgage eligibility.

We are also reducing the number of required forms and checklists needed on FHA loans being sold to us, making it easier to do business.

Action Required

Origination, Processing, Secondary Marketing, Underwriting, Closing, Delivery, Funding, Compliance and Legal

Prior to September 14, 2015

Review your current pipeline carefully to determine which FHA loans have assigned case numbers and will be underwritten and closed based on the previous guidelines.

Starting September 14, 2015

Follow the guidance in the updated materials and HUD Handbook 4000.1 for applications with case numbers assigned on or after this date.

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Bulletin Details, continued

Accessing the new Handbook 4000.1

The new 4000.1 Handbook is available on HUDs website located at http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/handbook_4000-1. The Single-Family Policy Handbook 4000.1 is accessed by clicking the "Access the Online Handbook" link.

Preparation Required Prior to Release of the new Handbook

Correspondent D.E. Lenders are strongly encouraged to download the current versions of the SunTrust Mortgage FHA 203(b) Product Description and the Government Credit Overlay Matrix for loans with case numbers assigned **prior to** September 14, 2015.

These versions will be replaced with the new versions on Monday, September 14, 2015 and will no longer be accessible on our website, except through this published bulletin. **SunTrust Mortgage will not email the current versions of these documents to lenders**, so it is imperative that you save the guidelines applicable to case numbers assigned prior to this effective date.

[Click here](#) for the current version of the SunTrust Mortgage FHA 203(b) Product Description to download.
[Click here](#) for the current SunTrust Mortgage Government Credit Overlay Matrix to download.

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.
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.

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