

# Product Support Bulletin



Information for Correspondent Lenders of SunTrust Mortgage, Inc.  
November 17, 2017 • COR17-041

Alert

**Update**

Reminder

Clarification

Training  
Information

Preview

## LPA Automates Multiple Financed Properties Required Reserves

Freddie Mac updated Loan Product Advisor® (LPA®) to automatically calculate the additional required reserves for second home and investment property borrowers obligated on multiple financed properties.

### Intended Audience

Origination  
Processing

Secondary  
Marketing

Underwriting

Closing  
Delivery  
Funding

Compliance  
Legal

Other

### Effective Dates

**Sunday, November 12, 2017**

This update is effective for all LPA submissions and resubmissions on and after this date.

### Background Information

Freddie Mac recently enhanced LPA to automatically calculate the additional reserve requirements for second home and investment property borrowers obligated on multiple financed properties. In response to this Freddie Mac update, we implement revisions to our guidelines to align with this change and streamline the underwriting process.

### Bulletin Details

SunTrust Mortgage aligns with Freddie Mac and removes the requirement to perform a manual calculation (outside of LPA) for the additional required reserves for second home and investment property borrowers obligated on multiple financed properties. LPA now automatically calculates the additional required reserves.

The LPA Feedback Certificate will reflect the additional required reserves in the **Required Reserves** field. Additionally, feedback messaging will reflect that the amount in the **Required Reserves** field includes the additional reserves.

#### Revised Materials

Click [Agency Loan Programs](#) to review the revised product materials.

### Action Required

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

**Starting November 17, 2017**

Apply the guidelines as outlined in this bulletin.

### Former Guidelines

Previously, the lender was required to manually calculate the additional required reserves (outside of LPA) for second home and investment property borrowers obligated on multiple financed properties.

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## 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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