

Product Release

Information for Correspondent Lenders of SunTrust Bank
November 9, 2018 • COR18-054



Alert

Update

Reminder

Clarification

Training
Information

Preview

Is Your Subject Property in a Declining Market?

The SunTrust Declining Market Index now reflects an updated list of Metropolitan Statistical Areas (MSA's) that SunTrust Bank (SunTrust) deems to be in a declining market.

There is now one (1) MSA listed as a Significantly Declining Market which requires a 15% reduction to the Loan-to-Value/Total Loan-to-Value (LTV/TLTV) and five (5) MSA's listed as Moderately Declining Markets which require a 10% reduction to the LTV/TLTV.

Effective Dates

Effective for new loan applications on or after November 9, 2018.

Background Information

The SunTrust Declining Market Index is a list of declining markets published as necessary or quarterly, based on valuation shifts in the housing market. Correspondent lenders and SunTrust teammates must review this list and apply the SunTrust Declining Market guidelines and required LTV/TLTV reductions to Jumbo Solution Section Mortgage or Key Loan Program transactions.

As a reminder, SunTrust Declining Market guidelines do not apply to the following loan programs:

- Agency and Agency Plus Loan Programs
- Fannie Mae HomeReady® and Freddie Mac Home Possible® Mortgages
- Texas Cash-Out [50(a)(6)] Refinance First Mortgages
- DU Refi Plus™ Loan Program
- The FHA 203b Loan Program
- Veterans Administration (VA) Loan Program

Bulletin Details

Changes to the SunTrust Declining Market Index

With this update, there are no MSA's noted on the SunTrust Declining Market Index that are in a Severely Declining Market.

The East Stroudsburg, PA MSA is in a Significantly Declining Market (15% LTV/TLTV reduction). This MSA covers Monroe County, PA.

The following MSA's and associated counties are in Moderately Declining Markets (10% LTV/TLTV reduction):

- Decatur, AL (This MSA covers Lawrence County, AL and Morgan County, AL.)
- Hinesville, GA (This MSA covers Liberty County, GA and Long County, GA.)
- Cumberland, MD-WV (This MSA covers Allegany County, MD and Mineral County, WV.)
- Farmington, NM (This MSA covers San Juan County, NM.)
- Lewiston, ID-WA (This MSA covers Nez Perce County, ID and Asotin County, WA.)

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Bulletin Details, continued

Revised Material

Click [SunTrust Declining Market Index](#) to review the revised material.

Former Guidelines

Previously there were no MSA's that were in Significantly Declining Markets or Moderately Declining Markets.

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 3.

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