

Product Release

Information for Correspondent Lenders of Truist Bank
December 3, 2021 • COR21-064



Alert

Update

Reminder

Clarification

Training
Information

Preview

DU Version 11.0 and Military Income Guideline Updates

Truist Bank (Truist) announces the release of updates to Fannie Mae's Desktop Underwriter® (DU®) Version 11.0, scheduled for the weekend of December 4, 2021. Additionally, we align with recently announced Fannie Mae updates and revise guidelines regarding military personnel verification of employment and military income documentation requirements.

Effective Dates

- The military personnel verification of employment and military income documentation requirement updates are effective for existing and new loan applications on or after December 3, 2021.
- The DU 11.0 messaging updates are effective for DU 11.0 loan casefiles submitted or resubmitted to DU on or after the weekend of December 4, 2021.

Background Information

Fannie Mae's Desktop Underwriter/Desktop Originator Release Notes DU Version 11.0 December Update and SEL-2021-10 announced the release of updates to their DU Version 11.0 and updates regarding military personnel verification of employment and military income documentation requirements. In response to these publications, we reviewed impacted guidelines and identified opportunities to more closely align with Fannie Mae requirements.

Bulletin Details

Military Personnel Verification of Employment

Currently, non-AUS and DU guidelines required that a military Leave and Earnings Statement (LES) be dated within 30 calendar days prior to the note date (or 31 days for longer months), when used in lieu of a verbal or written verification of employment (VOE). With today's update, we align with Fannie Mae and revise guidelines to state that a military LES must be dated within 120 calendar days prior to the note date when used in lieu of a verbal or written VOE.

Military Income Documentation Requirements

For non-AUS and DU loans, we align with Fannie Mae and clarify that military base pay and entitlements must be documented with the borrower's most recent LES.

DU Version 11.0 December Messaging Updates

The DU 11.0 December release includes messaging updates, including, but not limited to the following:

- Revised messages to support the military personnel verification of employment and military income documentation requirement updates announced in this product release bulletin.
- Rent payment history messaging updates, including:
 - Revised risk assessment message to clarify that the 12-month Verification of Asset (VOA) report must also reflect at least 12 months of transactions.
 - New rent payment data entry message when a first-time homebuyer states on the loan application they are renting, but no rent amount is provided.
- New credit score message that specifies the representative credit score and the average median credit score for the loan casefile. **Note:** As previously announced in [COR21-051](#), Truist did not align with the use of an average median credit score by DU. We will continue to determine eligibility based on the representative credit score.
- New message on loan casefiles for a self-employed borrower when the ownership share is less than 25% and other employment income is provided on the loan application. The message specifies that the lender obtain documentation to support the other employment income.

Product Release

Information for Correspondent Lenders of Truist Bank
December 3, 2021 • COR21-064



Bulletin Details, continued

[DU Version 11.0 December Messaging Updates, continued](#)

- New limited cash-out refinance message specifying the amount of cash DU calculated as being taken out of the subject property (based on the loan application data provided).
- Additional messaging updates to provide clarity and consistency with Fannie Mae's *Selling Guide*

[Before and After Matrix](#)

[Click here](#) to see the before and after matrix that provides a detailed overview of the military personnel verification of employment and military income documentation requirement updates.

[Revised Material](#)

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

Former Guidelines

See the before and after matrix provided in the Bulletin Details section of this bulletin to access the former guidelines.

Other Resources

Support Group	Description and Contact Information:
Correspondent Relations Coordinator	Specific questions on applying this procedure to specific loan files. Contact Correspondent Relations Coordinators at 800.382.2111, Option 1.
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.

This information is for use by mortgage professionals only and should not be distributed to or used by consumers or other third parties. This is not for solicitation of sales. Information is accurate as of date of posting and is subject to change without current product details and lending procedure. Truist Bank does not guarantee or assume liability for any third-party products or services. Truist Bank is an Equal Housing Lender. ©2020 Truist Financial Corporation. SunTrust, Truist, and the BB&T|SunTrust now Truist logo are service marks of Truist Financial Corporation. All rights reserved.