

Alert

Update

Reminder

Clarification

Training
Information

Preview

Truist Aligns with LPA's Rent Payment History Assessment

Truist Bank (Truist) aligns with Freddie Mac's Loan Product Advisor[®] (LPASM) recent enhancement to include a first-time homebuyer's positive rent payment history in its credit assessment, provided certain requirements are met.

Effective Dates

This update is effective for mortgages with LPA initial submission dates on or after July 10, 2022.

Background Information

Freddie Mac Bulletin 2022-15 announced LPA's enhancement to include a first-time homebuyer's positive rent payment history in its credit assessment, provided certain requirements are met. In response to this publication, we identified the opportunity to align with Freddie Mac.

Bulletin Details

Positive Rent Payment History in LPA

On July 10, 2022, Freddie Mac enhanced LPA to include a first-time homebuyer's positive rent payment history in its credit assessment. In order for a borrower's rent payment history to be considered in the LPA assessment, the lender must submit to LPA the current monthly rent amount paid by the borrower and obtain a verification report of the depository account(s) from which the borrower makes their rent payments. The verification report obtained by the lender must either be produced by a third-party service provider designated by Freddie Mac or produced by Freddie Mac using the approved financial institution's data transmitted to LPA through an application programming interface.

LPA will retrieve and assess the verification report obtained by the lender that includes the depository account(s) from which a borrower pays rent to determine if it can identify a rent payment history. In instances where LPA identifies a history of recurring rent payments (a positive rent payment history), the history will be included in the LPA credit assessment when the following requirements are met:

- the mortgage is a purchase transaction mortgage secured by a primary residence
- at least one borrower with a rent payment history must:
 - have a usable credit score, as determined by LPA,
 - be a first-time homebuyer who intends to occupy the subject property as their primary residence, and
 - have been renting for a minimum of 12 months with a monthly rent payment of at least \$300 that is paid from the depository account(s) in the verification report obtained by the lender

Bulletin Details, continued

Positive Rent Payment History in LPA, continued

New LPA [feedback messages](#) are now available to support this enhancement.

Revised Material

The Agency Loan Programs product description will be updated to reflect this update on July 15, 2022.

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. All rights reserved.