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## Agency Grants, Verbal VOE, and DU Validation Service Revisions

Truist Bank (Truist) revises Agency non-AUS and Desktop Underwriter® (DU®) guidelines to more closely align with recently announced Fannie Mae updates. With these updates we:

- update guidelines related to acceptable grant providers to more closely align the requirements with those for Community Seconds® providers
- revise grant guidelines to reflect that lender-funded grants are not eligible at this time
- add an alternative to satisfy the verbal verification of employment (verbal VOE) requirement
- specify that, for loans assessed by the DU validation service, all income shown on the income validation report must be reflected in U.S. dollars

### Effective Dates

- The acceptable grant providers, verbal VOE, and DU validation service updates are effective immediately for existing and new loan applications on or after August 19, 2022.
- DU will begin issuing messages for lender-funded grants beginning August 20, 2022. Disregard these new messages at this time.

### Background Information

Fannie Mae SEL-2022-07 announced updates related to acceptable grant providers, lender-funded grants, verbal VOE, and DU validation service requirements. In response to this publication, we reviewed impacted guidelines and identified the need to implement revisions to more closely align with Fannie Mae.

### Bulletin Details

#### Grants

For non-AUS and DU loans, we revise “Donation From Entities – Grants” guideline requirements as follows:

- We update guidelines to more closely align the requirements for acceptable grant providers with those for Community Seconds providers.
- At this time, lender-funded grants (i.e., loans from a Correspondent lender where the Correspondent originating lender has provided a grant) are not eligible for purchase by Truist. This is a new overlay.

#### Verbal VOE Requirements

For Non-AUS and DU loans, we align with Fannie Mae and add an alternative to satisfy the verbal verification of employment (verbal VOE) requirement. With this update, the lender:

- may use an email exchange with the borrower’s employer within 10 business days prior to closing to verify employment;

## Bulletin Details, continued

### Verbal VOE Requirements, continued

- must conduct due diligence to confirm the email address for the employer is accurate; and
- must ensure the email is from the employer’s work email address and includes the borrower’s name; name, title, and work email address of the individual contacted at the employer; date of contact; and borrower’s current employment status.

DU messaging will be updated the weekend of August 20, 2022 to support the verbal VOE update.

### DU Validation Service

We align with Fannie Mae and revise DU validation service guidelines to specify that all income shown on the income validation report must be reflected in U.S. dollars.

### Before and After Matrix

[Click here](#) to see the before and after matrix that provides a detailed overview of all guideline revisions.

### Revised Materials

Click [Agency Loan Programs](#), [Fannie Mae HomeReady®](#) and [Freddie Mac Home Possible® Mortgages](#), [Agency Overlay Matrix](#) and to review the revised product materials.

## 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.

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