



Product Release

Information for Correspondent Lenders of Truist Bank
July 25, 2025 • COR25-041

[Alert](#)[Update](#)[Reminder](#)[Clarification](#)[Training
Information](#)[Preview](#)

Medical Debt Exclusion

Truist Bank (Truist) updates *Correspondent Seller Guide* materials to reflect changes made to the Key Loan Standard.

Effective Date

Effective for new loan applications on or after July 25, 2025.

Background Information

The CFPB passed a rule January 07, 2025 prohibiting a person or creditor who uses a consumer credit report in connection with a credit transaction from using medical debt listed on the report as a negative factor when making a credit decision for borrowers. Since then, the CFPB has paused the bill, but Truist will proceed with the original proposal in order to more closely align with the GSE's who have historically not considered medical collections in underwriting decisions.

Bulletin Details

Collections, Judgments, Garnishments, Liens, and Charge-Offs

Credit History Analysis

Past Due Accounts

Truist updates the standard to indicate medical collections and/or debt listed on a credit report cannot be used as a negative factor when making a credit decision.

Before and After Matrix

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

Revised Material

Click [Key Loan Standard](#) to review the revised product materials.

Former Standards

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



Product Release

Information for Correspondent Lenders of Truist Bank
July 25, 2025 • COR25-041

Other Resources

Support Group	Description and Contact Information:
Correspondent Relationship Coordinator	Specific questions on applying this procedure to specific loan files. Contact your Correspondent Relationship Coordinator 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. ©2025 Truist Financial Corporation. Truist, Truist Purple and the Truist logo are service marks of Truist Financial Corporation. All rights reserved.