

Restricted Stock & Retirement Assets for Key Loans

Truist Bank (Truist) updates the Key Loan Standard within the Seller Guide to include Restricted Stock (RS) and Restricted Stock Units (RSU) as an acceptable qualifying income type, as well as to clarify the Retirement Funds Asset guidance.

Effective Dates

Effective for new locks on or after August 15, 2025.

Background Information

Restricted Stock and Restricted Stock Units have not been an acceptable income type for the Key Loan Program. Additionally, a clarification has been requested for documentation requirements for loans or withdrawals against Retirement Assets.

Bulletin Details

Restricted Stock and Restricted Stock Income

Restricted Stock and Restricted Stock Units are an acceptable qualifying income type for Key Loans, as follows:

- Restricted Stock and Restricted Stock Units are granted by an employer to its employees as a form of compensation based on either performance or time (**Refer to the Before & After for complete details**).
- They can be awarded as either stock or an equivalent cash value of the number of shares awarded and usually vest over a certain number of years. After they vest, the employee may sell the shares at the current price or hold the stock for future sale (**Refer to the Before & After for complete details**).
- To be used as qualifying income, the restricted stock must have vested and been distributed to the borrower without restrictions. (**See the Before & After for verification and documentation requirements**).

Retirement Funds

Guidance for Retirement Funds within the asset section of the Key Loan Standard is updated to clarify that documentation to verify loans or withdrawals of funds made against retirement assets is only needed if the borrower has made a loan or withdrawal against the retirement asset.



Product Release

Information for Correspondent Lenders of Truist Bank
August 15, 2025 • COR25-048

Bulletin Details, continued

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 material.

Former Standards

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

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.

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