

Retirement of Agency VLIP Credit and Duty to Serve Update

Truist Bank (Truist) announces the retirement of the Fannie Mae and Freddie Mac Very Low-Income Purchase (VLIP) Mortgage Credit and the Freddie Mac Duty to Serve High-Needs Areas update.

Effective Dates

- The retirement of the Agency VLIP credit is effective with new loan applications on or after December 12, 2025. ***All loans applying this credit must be purchased by Truist on or before January 15, 2026.***
- The Freddie Mac Duty to Serve High-Needs Areas update is effective with new and existing loans on or after January 01, 2026.

Background Information

Fannie Mae and Freddie Mac will no longer offer the Very Low-Income Purchase (VLIP) Mortgage Credit as announced in Fannie Mae LL 2024-01 and Freddie Mac Guide Bulletin 2024-H. In bulletin 2025-16, Freddie Mac announced the Duty to Serve High-Needs Areas update.

Bulletin Details

Retirement of Agency Very Low-Income Purchase (VLIP) Mortgage Credit

Freddie Mac and Fannie Mae is retiring the Agency Very Low-Income Purchase (VLIP) Mortgage Credit. To ensure timely delivery of eligible loan applications, Truist will require any loan application applying the VLIP credit to be purchased by Truist on or before January 15, 2026.

Freddie Mac Duty to Serve High Needs Areas Update

The areas that are designated as rural high-needs are provided to Freddie Mac by their regulator, the U.S. Federal Housing Finance Agency (FHFA). Freddie Mac will update their *Area Median Income and Property Eligibility* and the *Home Possible® Income and Property Eligibility* tools with the 2025-2027 Duty to Serve High-Needs Areas data on January 01, 2026.



Product Release

Information for Correspondent Lenders of Truist Bank
December 12, 2025 • COR25-070

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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