

Alert

Update

Reminder

Clarification

Training
Information

Preview

Updated Declining Market Index for the Key Loan Program

Truist Bank (Truist) announces updates to the Declining Market Index for the Key Loan Program.

Effective Dates

Effective for new locks on or after January 12, 2026.

Background Information

The Truist Declining Market Index is published quarterly or as necessary, based on valuation shifts in the housing market. The Declining Market Index defines which level of LTV/TLTV reduction is necessary for both the first mortgage and the Truist second mortgage based on the state, geography, and MSAs. Correspondent Lenders must review this list and apply the Truist Declining Market Standards and the required LTV/TLTV reductions to the transaction. Truist reserves the right to change this list at any time.

Reminders:

- If the property is deemed to be in a declining market as noted by the appraiser, but the area in which the property is located is NOT reflected on the Truist Declining Market Index, a 5% reduction to the LTV/TLTV will be required.
- For certain Truist-to-Truist rate/term refinance transactions, the declining markets LTV/TLTV reduction is waived. For details about this waiver, refer to the Declining Markets section within the Appraisal Requirements of Section 2.06 Key Loan Standard.

Bulletin Details

Truist Declining Market Index Updates

The Truist Declining Market Index now includes the following:

- With this update, Truist is adding the North Port-Bradenton-Sarasota, FL MSA, and the Wildwood-The Villages, FL MSA to the index with both having a mandatory 10% LTV reduction.
- Also with this update, Truist is retaining the Cape Coral-Fort Myers, FL MSA, Punta Gorda, FL MSA, and the Naples-Marco Island, MSA with a 10% LTV reduction.

Revised Material

Click the [Declining Market Index](#) to review the revised product material.

Former Standards

Previously, the Declining Market Index included the Cape Coral-Fort Myers, FL MSA, Punta Gorda, FL MSA, and the Naples-Marco Island, MSA all with a 10% LTV reduction.



Product Release

Information for Correspondent Lenders of Truist Bank
January 09, 2026 • COR26-002

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. ©2026 Truist Financial Corporation. Truist, Truist Purple and the Truist logo are service marks of Truist Financial Corporation. All rights reserved.