TRUIST

Product Release

Information for Correspondent Lenders of Truist Bank
August 14, 2026 • COR26-045

Alert	**Update**	Reminder	Clarification	Training Information	Preview

Revised Effective Date for 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 August 20, 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

With this update, the Truist Declining Market Index now includes the following:

Truist is **removing** the LTV reduction for the following MSAs:

- Pinehurst-Southern Pines, NC - MSA
- Homosassa Springs, FL – MSA
- Wildwood – The Villages, FL – MSA

Truist is **adding** the Victoria, TX – MSA to the index with a 10% LTV reduction, while also maintaining the following MSAs on the index with a mandatory 10% LTV reduction -

- North Port-Bradenton-Sarasota, FL - MSA
- Naples-Marco Island, FL - MSA
- Cape Coral-Fort Myers, FL - MSA

Bulletin Details, continued

Also with this update, Truist is shifting the LTV reduction for the Punta Gorda, FL - MSA from a 10% LTV to 15% LTV.

Revised Material

Click Declining Market Index to review the revised product material.

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.