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## Agency Condominium, Appraisal, and Other Revisions

Truist Bank (Truist) revises Agency non-AUS and Desktop Underwriter® (DU®) requirements as a result of recently announced Fannie Mae updates. With these updates we:

- announce the retirement of Fannie Mae’s Project Eligibility Waiver (PEW) process (**Note:** *To meet Fannie Mae’s delivery requirement, we also impose a purchase (by Truist) cut-off date for pipeline loans with existing, valid PEWs. See “Effective Dates for details.”*)
- clarify non-AUS and DU “List of Ineligible Project Characteristics” and “Additional Details on Ineligible Characteristics” guidance related to single-entity ownership to include reference to project sponsor/developer
- revise appraisal related requirements to:
  - incorporate updated American National Standards Institute (ANSI®) measurement terminology
  - remove references to the “GXX001-” exception code
  - incorporate requirements for developing and maintaining a documented process to monitor appraisers and property data collectors (**Note:** *These are existing but relocated requirements.*)

In support of our standards improvement initiative, we refresh the following requirements to more closely align with Fannie Mae’s wording and/or presentation of guidance (*requirements intent remained the same*):

- DU requirements for limited cash-out refinance transactions with LTV, TLTV, or HTLTV ratios of 95.01 – 97%
- non-AUS and DU “Appraisal Report Forms and Exhibits” and “Improvements Section of the Appraisal Report” related requirements

We also refresh the *Certification of Project Compliance: Condominium/PUD Lender Warranties – Agency and Non-Agency Loan Products* ([COR 0212a](#)) form in response to Fannie Mae’s retirement of their PEW process and to improve the presentation of this form.

## Effective Dates

- New PEW submissions will no longer be accepted by Fannie Mae **after** September 01, 2025. The current pipeline of condominium loans with existing, valid PEWs must be purchased by Truist no later than 30 days prior to the waiver’s expiration date.
- Use of the revised *Certification of Project Compliance: Condominium/PUD Lender Warranties – Agency and Non-Agency Loan Products* ([COR 0212a](#)) form (or equivalent version) is effective for condo warranty forms completed on or after September 02, 2025.
- All ANSI related updates are effective for loan applications dated on or after September 08, 2025.
- All other updates are effective immediately for existing and new loan applications on or after August 29, 2025.

## Background Information

Fannie Mae SEL-2025-04 announced updates related to the ANSI standard, developing and maintaining a documented process to monitor appraisers and property data collectors, and limited cash-out refinance transactions with LTV, TLTV, or HTLTV ratios of 95.01%. Fannie Mae SEL-2025-06 announced Fannie Mae's upcoming retirement of their PEW process, along with a deadline for the delivery of pipeline loans with existing, valid PEWs. As a part of Fannie Mae's August *Selling Guide* updates, they also clarified requirements related to single-entity ownership for condominium projects. In response to these publications, we reviewed impacted standard documents and forms and identified the need to implement revisions to align with Fannie Mae requirements. We also continue to identify opportunities to improve the presentation of our published Agency requirements.

## Bulletin Details

### Condominium Requirements: Retirement of Fannie Mae's Project Eligibility Waiver (PEW) Process

Fannie Mae's PEW process is being retired, and lenders will no longer be permitted to submit new PEW requests **after** September 01, 2025. In response to this retirement, we are removing references to Fannie Mae's PEW process from the *Condominium and PUD Approval Requirements Standard* and *CorrAdvantage Standard* documents.

Non-AUS and DU condominium loans associated with existing, valid PEWs must be delivered to Fannie Mae by the waiver's expiration date. No extensions will be granted. To meet Fannie Mae's delivery requirement, the current pipeline of non-AUS and DU condominium loans with existing, valid PEWs must be purchased by Truist no later than 30 days prior to the waiver's expiration date.

**Important Note:** *Correspondent lenders are encouraged to review their current pipeline and ensure timely delivery of loans to Truist with active PEWs to avoid any delivery issues of such loans to Fannie Mae.*

Correspondent lenders may continue to use the Project Eligibility Review Service (PERS) for special projects that do not meet all published non-AUS and DU Fannie Mae eligibility requirements.

### Condominium Requirements: Single-Entity Ownership

For non-AUS and DU loans, we clarified the "List of Ineligible Project Characteristics" and "Additional Details on Ineligible Characteristics" guidance related to single-entity ownership to include reference to project sponsor/developer. Revised Agency requirements read as follows:

- A project meets the definition of single-entity ownership when a single entity (the same individual, investor group, partnership, project sponsor/developer, or corporation) owns more than the following total number of units in the project:
  - projects with 5 to 20 units - 2 units
  - projects with 21 or more units - 20%

## Bulletin Details, continued

### Condominium Warranty Form Revisions

We refreshed the *Certification of Project Compliance: Condominium/PUD Lender Warranties – Agency and Non-Agency Loan Products* ([COR 0212a](#)) form in response to Fannie Mae’s retirement of their PEW process and to improve the presentation of this form. Updates made to this form are as follows:

- Revised the entry in the **SFC** column for Fannie Mae Code T to reflect **N/A** (i.e., not applicable).
- Created two separate \* **ADDITIONAL SPECIAL FEATURE CODES REQUIRED AS APPLICABLE** sections (a *Fannie Mae Only* and a *Freddie Mac Only* section).

**Note:** To assist with the delivery of pipeline loans that have an existing, valid PEW, reference to **SFC 296 Project Eligibility Waiver (For use only with Type R or Type S)** will continue to remain on the condominium warranty form. Once the delivery of impacted pipeline loans has been completed, this reference will be removed. The following note was also added to the *Fannie Mae Only* section:

- **Note:** Valid Property Eligibility Waivers (PEWs) must have been submitted to Fannie Mae prior to September 2, 2025, and loans with existing, valid PEWs must be purchased by Truist no later than 30 days prior to the waiver’s expiration date.
- Added a \*\* **CPM AND CPA PROJECT IDs** section, which now includes a space for the entry of the **CPM Certification ID#**. When applicable, entry of the CPM and CPA Project ID numbers is now required under this section. We removed the requirement for the entry of this information in the **Lender Certification** section of this form.

**Reminder:** Correspondent lenders may continue to use their own condominium warranty form; however, it must be equivalent to Truist’s revised [COR 0212a](#) form.

### Updated ANSI Related Requirements

For non-AUS and DU loans, we updated Agency appraisal requirements to align with ANSI Z765-2021 (“ANSI Standard”) measurement terminology. We replaced legacy terms like gross living area and basement with above-grade and below-grade finished area. Reference to the “GXX001-” exception code was also removed.

#### Notes:

- Prior to today’s update, if the appraiser was unable to adhere to the ANSI standard, Fannie Mae required the appraiser to enter “GXX001-” at the beginning of the Additional Features field of the appraisal and provide an explanation of why they were not able to comply. For example, the appraiser was performing an appraisal in a state that requires adherence to a different measuring standard.
- Use of an alternative measuring standard when mandated by state law or regulatory requirement continues to be permitted. In these instances, the appraisal report must note the standard required and explain how it was applied.

## Bulletin Details, continued

### Requirements Related to Developing and Maintaining a Documented Process to Monitor Appraisers and Property Data Collectors

For non-AUS and DU loans, we revised Agency appraisal requirements to reflect the following existing requirements:

- The lender (or its authorized agent) must develop and maintain a documented process to monitor the appraisers it uses. The process (at a minimum) must include an annual review of an appraiser's state licensing or certification status and a procedure for suspending or terminating business with individual appraisers. Additionally, the lender must have a procedure for referring appraisers to the applicable state appraiser licensing and regulatory board.
- The lender must also have a procedure for suspending or terminating business with individual property data collectors.

**Note:** *The above requirements are existing requirements that were recently relocated from Fannie Mae's "Lender Post-Closing Quality Control Review of Appraiser, Appraisals, Property Data Collectors, and Property Data Collection" Selling Guide topic to the impacted appraisal requirements subtopics.*

### Standards Improvements Updates

All other updates made to the subtopics outlined below were in support of our standards improvement initiative. With these additional updates, we refreshed Agency requirements to more closely align with Fannie Mae's wording and/or presentation of guidance (*intent of requirements remained the same*). The refreshed requirements are as follows:

- DU requirements for limited cash-out refinance transactions with LTV, TLTV, or HTLTV ratios of 95.01 – 97%
- non-AUS and DU requirements in the following appraisal subtopics:
  - Appraisal Report Forms and Exhibits
  - Improvements Section of the Appraisal Report

### Before and After Matrix

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

### Revised Materials

Click [Condominium and PUD Approval Requirements Standard](#), [Appraisal Standard](#), [Agency Loan Standard](#), [Fannie Mae HomeReady® and Freddie Mac Home Possible® Mortgages Standard](#), [CorrAdvantage Standard](#), and [Condominium/PUD Lender Warranties - Agency and Non-Agency Loan Products \(COR 0212a\)](#) to review the revised product materials.



# Product Release

Information for Correspondent Lenders of Truist Bank  
August 29, 2025 • COR25-053

## 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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