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Assumption Updates for the Key Loan Program

Truist Bank (Truist) announces additional mortgage assumption scenarios that are allowable for the Key Loan Program.

Effective Date

Effective for existing and new loan applications on or after January 23, 2026.

Background Information

Truist allows qualifying assumptions in certain circumstances when Truist is the current loan servicer and current investor. Truist takes the opportunity to update its standards relating to allowable mortgage assumptions. Previously, Key Loans were not assumable except as permitted by law. In addition, ARM products have not been assumable until after the initial rate periods.

Bulletin Details

Assumption Updates

Truist takes the opportunity to update the guidance in the Key Loan Standard to further specify allowable mortgage assumptions in additional scenarios, as follows:

- Fixed rate and ARM products are not assumable, except in the event of a borrower's death, divorce, familial transfer, or as required by law.

Note: Borrowers must continue to contact their current mortgage servicer for additional information.

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.



Product Release

Information for Correspondent Lenders of Truist Bank
January 23, 2026 • COR26-005

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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