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Home Possible and Other Agency Revisions

Truist Bank (Truist) revises impacted Agency standard documents to incorporate Home Possible® updates, previously announced in Product Release Bulletin [COR26-018](#), related to the following:

- determining borrower qualifying income
- ineligibility of unsecured loan proceeds as a source of funds
- elimination of the Home Possible Plus mortgage product offering

We also refresh various Agency Loan Product Advisor® (LPASM) requirements to more closely align with Freddie Mac's wording and/or presentation of guidance (*requirements intent remain the same*).

Effective Dates

- All Home Possible related updates are effective for new and existing locks for loans with applications dated on or after April 12, 2026.
 - **Purchase Deadline:** To meet Freddie Mac delivery requirements, Home Possible pipeline loans with applications dated **prior to** April 12, 2026, **and** underwritten to previously published requirements will be honored; however, they must be purchased by Truist on or before May 27, 2026. (See "*Bulletin Details*" for additional information.)
- All standards improvements updates are effective for new and existing locks on or after April 10, 2026.

Background Information

Product Release Bulletin [COR26-018](#) announced upcoming Home Possible mortgage updates and that the Home Possible updates would be incorporated into impacted Agency standard documents on Friday, April 10, 2026. We also continue to identify opportunities to improve the presentation of our published Agency requirements.

Bulletin Details

Home Possible Mortgage Updates

We incorporated the following Home Possible mortgage updates into the impacted Agency standard documents:

- **Borrower Qualifying Income:** When determining the borrowers' qualifying income for Home Possible mortgages, the borrowers' base earnings must be considered for both non-fluctuating and fluctuating employment earnings before any additional employment earnings (e.g., bonus, commission, overtime, tips) may be considered.
- **Sources of Funds:** Unsecured loan proceeds may not be used as a source of funds for Home Possible mortgages.

Bulletin Details, continued

Home Possible Mortgage Updates, continued

- **Ineligible Mortgages:** Home Possible Plus (i.e., high-balance Home Possible) mortgages are no longer eligible.

LPA will be updated on April 12, 2026, to support these changes.

Reminder Regarding the Impact of these Updates to Existing Home Possible Pipeline Loans:

- To meet Freddie Mac delivery requirements, Truist is imposing a purchase cut-off date for Home Possible pipeline loans that are underwritten to previously published requirements. As a result, the following Home Possible pipeline loans with applications dated **prior to** April 12, 2026, will be honored; however, they must be purchased by Truist **on or before** May 27, 2026:
 - Home Possible loans where the borrowers' base earnings for both non-fluctuating and fluctuating employment earnings were **not** considered before any additional employment earnings (e.g., bonus, commission, overtime, tips) were considered for qualification
 - Home Possible loans where unsecured loan proceeds were used as a source of funds for the Home Possible mortgage
 - Home Possible Plus loans

Note: To assist with the origination of impacted Home Possible pipeline loans with applications dated **prior to** April 12, 2026, **Truist Notes** were added to the revised standard documents with a link to previously published requirements. These notes will be removed from the standard documents after the May 27, 2026, purchase cut-off date.

Standards Improvements Updates

In support of our standards improvement initiative, we refreshed Agency LPA requirements in the following topics/subtopics to more closely align with Freddie Mac's wording and/or presentation of guidance. For these additional updates, requirements intent remained the same.

- General Asset Information / Special Requirements for Other Eligible Sources of Funds
- Employer Assistance
- Relocation Mortgages
- Home Possible / Other Eligible Sources of Funds
- Home Possible / Flexible Sources of Funds
- Home Possible / Sweat Equity
- Mortgage Insurance Requirements / Lender-Paid Mortgage Insurance

Bulletin Details, continued

Before and After Matrix

[Click here](#) to see the before and after matrix that provides a detailed overview of all standards revisions.

Revised Materials

Click [Loan Delivery and Purchase Review Standard](#), [Agency Loan Standard](#), [Fannie Mae HomeReady®](#) and [Freddie Mac Home Possible® Mortgages Standard](#), and [CorrAdvantage Standard](#) to review the revised product materials.

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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