TRUISIT

Product Release

Information for Correspondent Lenders of Truist Bank
September 18, 2026 • COR26-052

Alert	Update	Reminder	**Clarification**	Training Information	Preview

Cash Reserves Clarifications for Key Loan program

Truist Bank (Truist) is taking the opportunity to provide clarifications of the cash reserve requirements for the Key loan program.

Effective Dates

Effective for new and existing locks on or after September 18, 2026.

Background Information

To ensure consistent understanding and application of Key loan program standards, Truist is providing additional clarifications regarding the cash reserve requirements and credit history analysis requirement.

Bulletin Details

Truist is providing additional clarification regarding cash reserve requirements. These updates are intended to promote consistent interpretation of program requirements.

In addition, for loans where the borrower meets tradeline requirements with a co-borrower that does not meet tradeline requirements, outdated compensating factor guidance is being removed and replaced with current instructions.

- Cash Reserve requirements updates:
  - The existing cash reserves table is being renamed to clarify the table depicts reserve requirements for the subject property based on loan amount.
  - The note within the existing table has been updated to reflect that borrowers who do not meet the minimum tradeline requirements must document 24 months of reserves.
  - A new table has been added to simplify the non-subject property cash reserve standards, reflecting the following requirements:
    - A previous primary residence, that is not sold prior to closing (including properties converted to a second home or investment property), requires 6 months of reserves.
    - Each additional financed property requires 2 months of reserves.
    - Reserves must be increased for each additional property owned, regardless of occupancy status.
- Credit History Analysis updates:
  - For loans where the borrower meets tradeline requirements with a co-borrower that does not meet tradeline requirements, the requirement to capture Compensating Factor Code EN2 within the loan origination system has been removed.
  - The 1008/Underwriting Transmittal Summary must include a note identifying that the borrower meets the tradeline requirements while the co-borrower does not.

Bulletin Details, continued

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.

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.