



Planet Home Lending Quality Spotlight – December 2025

As colder weather rolls in, we typically see a rise in repair-related escrow holdbacks. To help you set your files up for successful delivery, Planet Home Lending is highlighting key reminders around **escrow holdbacks and postponed improvements**.

This is a high-level overview of what you need to know to keep your loans moving. Please refer to **Planet's full Seller Guide** and **agency/GSE guidelines** for detailed product-specific requirements.

Quick Highlights

Holdbacks are permitted for Fannie Mae, Freddie Mac, FHA, VA, and USDA loans

⊘ **Not permitted** on FHA 203(b) HUD REO properties

Repairs must be completed and funds disbursed within:

- **60 days** for VA loans
 - **180 days** for all other loan types
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Holdback Repairs Not Allowed:

- Roof repairs
 - Foundation work
 - Septic systems
 - Pool repairs or installations
 - Any item that impacts **safety, habitability, or marketability**
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What Planet Requires for Smooth Delivery

We want to help you avoid post-purchase conditions. To ensure your file sails through, make sure your package includes:

- The subject property is a **primary residence**
 - A fully executed **Escrow Agreement**
 - A **Certificate of Completion** from the **original appraiser**.
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- A completed **Escrow Disbursement Request Form** showing:
 - Final **contractor invoice(s)**
 - **Proof of payment(s)**
 - Evidence that all repairs are fully completed
 - A **clean final title policy**—no mechanic’s lien
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FHA-Specific

- Include the **HUD-92300 Mortgagee Assurance of Completion**
- Confirm repairs are closed in **FHA Connection**

USDA-Specific

- Repairs must be **minor and non-structural**
 - Escrow must equal **at least 100%** of the repair cost
 - Financing may include certain **energy efficiency** or **essential appliance** items
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Where to Send Final Docs

Once repairs are complete, send your **1004D** (or completion alternatives as required by the applicable agency) and evidence of escrow release to:

 trailingdocuments@planethomelending.com

By following these steps and checking program-specific overlays, you can avoid unnecessary conditions, protect turn times, and ensure clean delivery every time.
