

Announcement 2018 – 71

Planet Home Lending Recent Policy Changes

Planet Home Lending is aligning with the recent Agency announcements. The announcements are summarized below with a link to the Agency's full announcement.

Agency	Summary	Effective Date	Agency Announcement
Fannie Mae	<p>With the release of DU Version 10.3 over the weekend of December 8, 2018; Fannie Mae is introducing a new reserve requirement for Cash Out Refinances.</p> <p>Cash Out Refinance transactions underwritten with DU Version 10.3 will require Borrowers with DTI over 45% to have at least six months PITI reserves.</p> <p>Please Note: Loan casefiles created in DU Version 10.2 and resubmitted after the weekend of 12/8/18 will continue to be underwritten through DU Version 10.2. Subsequently, DU Version 10.1 is being retired over the weekend of December 8, 2018. Any casefiles created in DU Version 10.1 will need to be recreated in Version 10.3 after this weekend.</p>	Weekend of 12/8/18	SEL-2018-09
Fannie Mae and Freddie Mac	<p>The Federal Housing Finance Agency (FHFA) has issued the maximum loan limits that will apply to Conventional loans for both Fannie Mae and Freddie Mac. The new loan limits are effective for loans delivered to Fannie Mae and Freddie Mac as of January 1, 2019.</p> <ul style="list-style-type: none"> Freddie Mac's LPA was updated as of 12/1/18 with the new loan limits Fannie Mae's DU will be updated the weekend of 12/8/18 with the new loan limits Rates for the new loan limits are already available in the CORE Seller portal Loans featuring the new loan limits will be purchased by Planet as of 12/10/18 as long as the AUS approval reflects an Eligible recommendation with the new 2019 loan limits 	Effective for AUS Submissions after 12/8/19	LL-2018-05 Freddie Mac

The new General Conforming Loan Limits for 2019 are:

Units:	Contiguous States, District of Columbia and Puerto Rico	Alaska, Guam, Hawaii, and US Virgin Islands
One	\$484,350	\$726,525
Two	\$620,200	\$930,300
Three	\$749,650	\$1,124,475
Four	\$931,600	\$1,397,400

The new High Cost Area / Super Conforming Loan Limits for 2019 are:

<u>Units:</u>	Contiguous States, District of Columbia and Puerto Rico	Alaska, Guam, Hawaii, and US Virgin Islands
One	\$726,525	Not Applicable
Two	\$930,300	Not Applicable
Three	\$1,124,475	Not Applicable
Four	\$1,397,400	Not Applicable

All Planet Home Lending documentation will be updated to reflect those changes as applicable.

If you have any questions, please contact your Regional Sales Manager.