



Planet Home Lending®
CORRESPONDENT DIVISION

RENOVATION REVIEW



VOLUME 12



RENOVATION LENDING:

RESOURCES FOR SUCCESS

Curious about renovation lending but feel like you lack the knowledge and resources to take the leap? Look no further. In this volume of the Renovation Review, we will share with you a surplus of resources that will set you up for success! In an effort to empower you, we want to make sure you're aware of all the materials we've created thus far – and give you an easy way to access them all.

For starters, we'll point you in the direction of helpful **General Renovation Documents**. Once you navigate to the page, scroll to the section titled General Renovations Documents. One of these documents that would be most helpful is the **Renovation Program Comparison Matrix**. In this up-to-date PDF, you'll find side-by-side comparisons of all the renovation products we have to offer: FHA 203(k) Standard, FHA 203(k) Limited, FNMA HomeStyle® & HomeReady® Homestyle®, Freddie Mac ChoiceRenovation® & HomePossible® CHOICERenovation®, and VA Alterations & Repairs.

This detailed matrix outlines important features such as Maximum Repair Amount, Consultant Requirements, and Draw Period from Closing. Wondering which programs allow for swimming pools as an eligible renovation? Want to know which programs allow for more fees to be included in Renovation Costs? You'll find all that and much more in our comparison matrix.

In this section, you'll also find our **Renovation Lending Pre-Closing Review Request** form. What is that? (You may ask.) Great question. So, Planet offers a helpful service called our Renovation Loan Pre-Closing Review. This service represents the best of both worlds for delegated sellers who want to control their credit underwriting but who also would benefit from a second set of eyes on the renovation portion of the loan before they close it.

This service also enables delegated sellers to speed up renovation loan funding and purchases with a pre-submission review of the Renovation Package, Loan Estimate, and Closing Disclosure and other related documents. The form can also be used as a great internal renovation loan checklist for loans that you may not have reviewed by Planet prior to closing.

Planet's Renovation Lending Pre-Closing Review is performed by our Renovation Lending Account Managers and cuts down warehouse time and expenses while ensuring your loan meets agency and Planet guidelines. Some additional benefits of our Pre-Closing Review include 48-hour turn times, LE and CD Fee Verification, and fewer conditions at Time of Purchase.



In order to participate in the Pre-Closing Review, you must either Register, or Lock the loan with us and upload the documents required for our review. It is very important that you do not “submit” the loan as that will result in your loan being underwritten by Planet. That’s where the Renovation Lending Pre-Closing Review Request form comes into play. By utilizing this service you will also have the peace of mind of not having to wonder if you’re missing any critical renovation loan components!

The last document in this section we’d like to spotlight is our **Contractor Tool Kit**. This helpful resource contains all the forms that your contractor will need to complete to be properly vetted to participate in a Renovation Loan. It includes the Contractor’s Acknowledgment, Contractor Profile, Contractor Attestation Letter, Permit Certification, W-9, and Contractor Validation Information Checklist.

In addition to the general renovation documents, we want to point you in the direction of all our previous Renovation Review newsletters, which you’ll find when you scroll down on **this page**.

This collection of newsletters was created to provide you with timely and topical guidance, not only on Planet’s renovation loan programs, but also as a general resource that could help you have a successful renovation lending platform. We circle back to these periodically to make sure they are up-to-date with changes in the industry.



Our most popular Renovation Review so far has been **Volume 7 – Working with FHA 203(k) Consultants**. In this volume, we explore the history of 203(k) Consultants and how they can bring value to your sales and operations teams, your company, and most importantly, your borrowers.

Our 2nd most popular Renovation Review is **Volume 11 – Renovation Lending: A Pathway to CRA-like Legislation**. This volume discusses how Renovation Lending can be a CRA Tool. Planet Home Lending recognizes the importance of renovation loans in enabling correspondent lenders to meet state CRA-like requirements effectively. By focusing on the purchase of these loans, we support the broader objective of community development and revitalization.

Lastly, on our Forms and Resources page, you'll find Fannie Mae HomeStyle® Renovation and Freddie Mac CHOICERenovation® Forms, FHA Forms, 203(k) Forms, VA Forms, and VA Alterations and Repair Forms. We think you'll find these useful as well!

We hope these resources help in strengthening your Renovation Lending know-how and empower you to originate, close more renovation loans and to make renovation loans a significant and profitable portion of your business. As always, if you have any questions at all, or have suggestions for topics you would like to see us address in future volumes of the Renovation Review we invite you to reach out to Jim at JBopp@PlanetHomeLending.com.

WANT TO LEARN MORE?

Download our guide:



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