

BULLETIN #2014-28

TO: Distribution

DATE:

September 23, 2014

RE: VA IRRRL Enhancement, EEMs and MCCs

EFFECTIVE DATE:

As noted below

VA IRRRL Enhancement

Effective Immediately:

To provide you and your credit quality VA borrowers with a smooth refinance transaction, CMG is adding the following enhancement to our VA IRRRL loan program:

For owner occupied VA IRRRL Transactions, with a minimum 640 credit score

- an AVM is no longer required, and
- LTV is not limited.

Existing requirements for credit scores below 640 **continue** to apply. **Reminder:** VA IRRRL's must meet a twofold test to be eligible for safe harbor and eligible for the income verification waiver. The tests are dependent upon one another and each loan must meet the requirements of both. Please refer to [Bulletin #2014-19](#) for complete details.

Our [Overlay Matrix](#) has been updated:

- Owner Occupied with loan amount ≤ \$417,000:
 - 600 - 639 credit score permitted with AVM, max LTV 150% (no change)
 - 640+ credit score, AVM **not required**, unlimited LTV (**new**)
- Owner Occupied with loan amount > \$417,000:
 - 620 – 639 credit score permitted with AVM, Max LTV 150% (no change)
 - 640+ credit score, AVM **not required**, unlimited LTV (**new**)
- Non Owner Occupied:
 - 620 minimum credit score, AVM required, max LTV 150% (no change)

Energy Efficient Mortgages and Mortgage Credit Certificates

Effective with loans locked after **September 30, 2014**.

For all loan types the following overlays will be updated as indicated below on the effective date of this Bulletin:

- **Energy Efficient Mortgages:** Not Eligible
- **Mortgage Credit Certificates:** Not Eligible

***Please contact your Correspondent Regional Manager or
your Correspondent Liaison with any questions.***

