



From: Wayne Pierce

Sent: Monday, June 14, 2021 4:40 PM

To: Sales <sales@flanagansstatebank.com>; Mortgage Support Center <mtgsupportcenter@flanagansstatebank.com>; PawPawOps <pawpawops@flanagansstatebank.com>; Fundings <fundings@flanagansstatebank.com>; FSB Processing <fsbprocessing@flanagansstatebank.com>

Cc: Sarah Aguirre <saguirre@fsbfamily.com>

Subject: Joint Applicants

Good afternoon. We are updating our stance on Joint Applicants and how 2 borrowers should be viewed. Earlier this month Fannie Mae and Freddie Mac updated their guidance on this to align more with Reg B. The URLA was a step in getting these two to match up more. Effective immediately when you have 2 borrowers looking to get a loan on a primary residence or second home that they will be both occupying they would be treated as Joint Applicants. It would be a borrower and co-borrower situation with a merged credit report. This is regardless of any current credit or housing arrangement. This is true for parent and child as well if they are both going to occupy the residence. This new stance should make this much easier and save the confusion we have had in the past. Moving forward you should only have a 2nd Borrower when you have a non-occupying co-borrower or an investment property.

This is effective immediately for any loan that has not been submitted to underwriting. If you have any questions or concerns please feel free to contact me.

Thanks,

Wayne Pierce

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