

Visionary Investment Updates:

The Visionary Investment Product Guidelines have been updated to include changes to the following:

- [Program Features](#)
- [Eligibility Matrix](#)
- [Borrower Certification](#)
- [Non-Arm's Length Transactions](#)
- [Asset Documentation](#)
- [Requirements for Each "Financed Property Owned"](#)
- [Credit](#)
- [Minimum FICO](#)
- [Minimum Tradelines](#)
- [Bank Statement Program](#)
- [Maximum Cash Back \(No Cash-Out Refinance\)](#)

The following updates are noted below including their section(s) of the product guide and their effective date. Each Client should understand the changes and how they would affect their organization.

Program Features

The program features have been updated to remove the Combined Loan To Value (CLTV) verbiage as subordinate financing is not permitted for the Visionary Investment product.

Updated Visionary Investment Guide Topic

- 1.2 Investment Program Features

Effective Date

This change is effective immediately.

Eligibility Matrix

The Eligibility Matrix was updated to align the Grade and FICO requirements. The Grade Determination matrix was added to this section of the product guides.

Updated Visionary Investment Guide Topic

- 1.8 Eligibility Matrix

Effective Date

This change is effective immediately.

Borrower Certification

The product guides were updated to remove “The Intent to Proceed with Loan and Business Purpose Loan Certification” and replaced with the “Affidavit of Non-Occupancy”.

Updated Visionary Investment Guide Topic

- 3.1 Borrower Certification

Effective Date

This change is effective immediately.

Non-Arm’s Length Transactions

Clarification in bold was added to the following requirement:

Family-to family sales require a 12 month mortgage history for the seller’s mortgage (bank statements showing the monies transferred from the borrower(s) account into the seller(s) account is acceptable). **Payment history must support loan is current with no derogatory history in the past 12 months.**

Updated Visionary Investment Guide Topic

- 4.4 Non-Arm’s Length Transactions

Effective Date

This change is effective immediately.

Asset Documentation

The verbiage in the requirement below was updated from “opening” to “average”.

Large disparities between the current and **average** balances will require additional verification and/or supporting documentation.

Updated Visionary Investment Guide Topic

- 10.1 Asset Documentation

Effective Date

This change is effective immediately.

Requirements for Each “Financed Property Owned”

Clarification in bold was added to the following requirement:

Each “Financed Property Owned” requires one (1) month of reserves, using the **qualifying payment of the** subject property Principal, Interest, Taxes, Insurance, and Association Dues (PITIA).

Updated Visionary Investment Guide Topic

- 10.5.1 Requirements for Each “Financed Property Owned”

Effective Date

This change is effective immediately.

Credit

Clarification in bold was added to the following requirement:

A signed and dated Letter of Explanation (LOE) is required for all derogatory credit **in the past 12 months**.

Updated Visionary Investment Guide Topic

- 11 Credit

Effective Date

This change is effective immediately.

Minimum FICO

A minimum of two (2) FICO scores are required.

Updated Visionary Investment Guide Topic

- 11.1.5.1 Income Qualifying

Effective Date

This change is effective immediately.

Minimum Tradelines

The following requirement was added to the Minimum Tradelines section:

A Verification of Rent (VOR) completed by a property management firm may be considered an acceptable tradeline. The length of rental verification (12 or 24 months) is dependent on the number of reporting active tradelines.

Updated Visionary Investment Guide Topic

- 11.17.1 Minimum Tradelines

Effective Date

This change is effective immediately.

Bank Statement Program

The requirement of “Assets being utilized must be owned solely by the applicant(s)” was removed from the Bank Statement section and added to the 12 and 24 Self-Employed Personal Bank Statement sections of the product guide.

Updated Visionary Investment Guide Topic

- 12.9 Bank Statement Program (requirement removed)
- 12.9.5.1 Self-Employed Personal Bank Statements (12 mo) Documentation
- 12.9.6.1 Self-Employed Personal Bank Statements (24 mo) Documentation

Effective Date

This change is effective immediately.

Maximum Cash Back (No Cash-Out Refinance)

The verbiage in the requirement below was updated from “greater” to “lesser”.

For a no cash-out transaction, the **lesser** of 1% of the loan amount or \$2,000 in cash back is permitted.

Updated Visionary Investment Guide Topic

- 13.4 Maximum Cash Back (No Cash-Out Refinance)

Effective Date

This change is effective immediately.

As always, thank you for your continued business and partnership.