

Announcement

Attention All Correspondent Lending Sellers:
CA 18-061 Ginnie Mae Seasoning Requirements Update

June 27, 2018

Subject Summary

Freedom Mortgage Correspondent Lending and Specialty Lending are issuing this announcement to advise Sellers that subject properties with existing Conventional financing are not subject to the Ginnie Mae seasoning requirements for FHA and VA Cash-out refinance transactions.

The Seller must validate the loan being paid off is Conventional using one of the following methods:

- Credit report or payoff that clearly defines the loan being paid off as “Conventional,” “Fannie Mae,” or “Freddie Mac.”
- If the credit report or payoff does not clearly define as Conventional, the Seller must obtain either Note or a monthly mortgage statement clearly showing as “Conventional,” “Fannie Mae,” or “Freddie Mac.”
- If the Seller is unable to determine the loan being paid off is Conventional using one of the documents described above, then seasoning requirements must be met.

VA IRRRL Policy Reminder

In addition to compliance with Ginnie Mae seasoning requirements, the Seller must provide satisfactory documentation with each VA IRRRL loan transaction, confirming compliance with Net Tangible Benefits and Recoupment of Fees, as described in Section [600.03](#).

Effective Date

Effective immediately.

Online Guide Updates

- Section [600.02\(c\)](#)
- Section [600.03](#)
- Section [1000](#)
- [VA Fixed and Adjustable Rate IRRRL](#) Product Guide
- [Freedom First VA IRRRL Fixed and Adjustable Rate](#) Product Guide

Questions

If you have questions, please contact your Freedom Mortgage Correspondent Lending Regional Manager.

