



Guideline Announcement

SUBJECT: G-2024-9-W Guideline Announcement – VA Multiple Circulars

CHANNEL: Wholesale

EFFECTIVE DATE: Immediately

REFERENCE ID: G-2024-9-W

RETIRED DOCUMENTS: None

Agency	Summary of Agency Announcement	Implementation
VA Link to Update Effective Date: October 1, 2024	<p>Loan Repayment Relief for Borrowers (Circular 26-24-12) May 29, 2024</p> <p>VA published this circular announcing a targeted foreclosure moratorium on VA –guaranteed loans. VA expects servicers to fully implement the Veterans Affairs Servicing Purchase (VASP) no later than October 1, 2024.</p>	<p>Mortgage Solutions Financial aligns with agency guidelines without overlay. This does not affect origination.</p>
VA Link to Update Effective Date: November 4, 2024	<p>Full File Loan Review File Submission Update (Circular 26-24-13) June 3, 2024</p> <p>VA published this circular announcing an upcoming change to the Full File Loan Review (FFLR) file submission process. For documentation submitted on or after November 4, 2024, for loans selected for a FFLR, lenders must use the Loan Review API to submit FFLR documents including the UCD, ULAD, and Loan Review (LR) file.</p> <p>After this date, lenders will no longer be able to submit FFLR documents through WebLGY. Responses to deficiencies cited by VA and submitted after this date, including requests for incomplete file submissions, should also be submitted through the LR API using the additional documents endpoint.</p> <ul style="list-style-type: none"> • LR files should be submitted pursuant to VA’s stacking order 	<p>Mortgage Solutions Financial aligns with agency guidelines without overlay. This does not affect origination.</p>



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	<ul style="list-style-type: none"> • When responding to an incomplete file request, the response should be submitted as a LR File • When responding to a deficiency request, the response should be submitted as a LR Deficiency file by using the additional documents selection. The LR File should not be reuploaded in response to a deficiency 	
<p>VA</p> <p>Link to Update</p> <p>Effective Date: August 10, 2024</p>	<p>Temporary Local Variance for Certain Buyer-Broker Charges (Circular 26-24-14) June 11, 2024</p> <p>VA published this circular announcing a temporary local variance effective August 10, 2024, to allow borrowers to pay for real estate broker or agent (buyer-broker) charges. With the change, borrowers may pay reasonable and customary amounts for buyer-broker charges (including commissions and any other broker-related fees) if:</p> <ul style="list-style-type: none"> • The subject property is an area where: <ul style="list-style-type: none"> o Listing brokers are prohibited from setting buyer-broker compensation through multiple listing postings; or o Buyer-broker compensation cannot be established by, or flow through, the listing broker; • Buyer-broker charges are not included in the loan amount; • The buyer-broker charges are considered when determining whether the borrower has sufficient liquid assets to close the loan; • The total amount paid by the borrower is recorded in lines 1 through 3 of section H ("Other") on the Closing Disclosure, and • The buyer-broker representation agreement is uploaded as part of the package lenders use when requesting an appraisal. 	<p>Mortgage Solutions Financial aligns with agency guidelines without overlay.</p> <p>Correspondent to include broker/buyer compensation agreement, when applicable, to closing packages.</p>
<p>VA</p> <p>Link to Update</p>	<p>Guaranteeing VA Loans with Veteran-Paid Buyer-Broker Charges (Circular 26-24-15) June 19,2024</p>	<p>Mortgage Solutions Financial aligns with agency guidelines without overlay.</p>



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<p>Effective Date: August 10, 2024</p>	<p>VA published this circular announcing a WebLGY system enhancement on July 16, 2024, to collect the amount of Veteran-paid buyer-broker charges. After the system enhancement is released, lenders are expected to indicate if the Veteran paid any buyer-broker charges, and, if so, to indicate the total amount paid in the applicable fields when requesting the Loan Guaranty Certificate (LGC) on VA-guaranteed purchase loans.</p> <p>As previously announced, VA has issued a temporary local variance to allow Veterans using the VA-guaranteed home loan benefit to pay reasonable and customary amounts for buyer-broker charges on purchase contracts executed on or after August 10, 2024.</p>	
<p>VA Link to Update Effective Date: Immediately</p>	<p>Implementation Date for VA’s Home Retention Waterfall (Circular 26-24-16) August 8, 2024</p> <p>VA published this circular announcing VA Home Retention Waterfall and Available Loss Mitigation Options.</p> <p>a. Loss Mitigation Options. Effective May 8, 2024, servicers may use the loss mitigation options outlined in revised Chapter 5, in conjunction with Appendix F. Servicers are to follow the VA Home Retention Waterfall in order, as outlined in Appendix F, while reviewing borrowers for loss mitigation options. In instances where the servicer arrives at a step in the waterfall they have not yet implemented, the servicer should follow the moratorium guidance outlined in Circular 26-24-12, until they are able to proceed to the next step outlined in Appendix F. For borrowers affected by Coronavirus Disease 2019 (COVID-19), servicers may use the COVID-19 home retention options, as described in paragraph 6 of Circular 26-24-12, until they have implemented Veterans Affairs Servicing Purchase (VASP) program.</p>	<p>Mortgage Solutions Financial aligns with agency guidelines without overlay. This does not affect origination.</p>



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	<p>b. VA Home Retention Waterfall. Not later than October 1, 2024, servicers are to follow the VA Home Retention Waterfall explained in Appendix F which utilizes loss mitigation options outlined in revised Chapter</p>	
<p>VA</p> <p>Link to Update</p> <p>Effective Date: Immediately</p>	<p>Secondary Borrowing Requirements on Assumption Transactions (Circular 26-24-17) August 11, 2024</p> <p>VA published this circular announcing guidance for processing assumption transactions that also involve secondary borrowing.</p> <p>Secondary Borrowing on Assumption Transactions. Although VA does not prohibit an assumer (regardless of whether a Veteran) of a VA guaranteed loan from obtaining a junior lien in conjunction with an assumption, the holder processing the assumption is responsible for ensuring that all statutory and regulatory requirements are met, including those related to retaining the priority of the VA guaranteed loan.</p>	<p>Mortgage Solutions Financial aligns with agency guidelines without overlay. This does not affect origination.</p>