



# WHOLESALE ANNOUNCEMENT 2026-3

## January 6, 2026

### Select QM and Select AUS Updates

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#### Effective Date

Effective Immediately

#### Select QM Guideline Update

- Departure Residence guideline expanded to include the following four (4) residence options:
  - Departure Residence Pending Sale (Under Contract)
  - Departure Residence Subject to Guaranteed Buy-out with Corporation Relocation
  - Departure Residence to be Rented (Leased or Unleased)
  - Departure Residence to be Sold (Not Under Contract)

#### Select AUS Guideline Update

- Second Home minimum months reserves for loan amounts > \$2,000,000 revised to 18 months reserves required.

**Should you have any questions, please reach out to your Account Executive or Client Manager**