

WHOLESALE ANNOUNCEMENT 2026-3

January 6, 2026

Select QM and Select AUS Updates

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