

WHOLESALE BULLETIN

IMPORTANT INFORMATION: PLEASE READ IMMEDIATELY

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22W-026

Attention: Valued Broker Partners

March 01, 2022

Please take a moment to read the important information contained in this bulletin.

Included in this Bulletin: **Monthly Bulletin Digest – February 2022**

Below is a recap of the Bulletins that were released last month:

(Complete bulletins are located on the MWF Wholesale page under [News & Events](#), or by clicking on the [Wholesale Bulletin](#) link here)

Topic	Bulletin Number	Detail
Monthly Bulletin Digest	22W-014	
February Special: Improved Pricing on Non-QM Loans	21W-015	Great News!! As a "February Special," Mountain West® is extending the .25 bps price improvement on all non-QM loans through the month of February. This is applicable to non-QM loans. Loans must be locked between February 1st and February 28th, and this applies to new locks only.
Fannie Mae Lender Letter (LL-2021-03)	22W-016	Effective immediately (February 2, 2022), Fannie Mae is retiring the COVID-19 temporary requirements for borrowers with qualifying income derived from Self Employment provided the most recent federal income tax returns are not older than 2020. Standard Underwriting policies with respect to Self Employment income may be followed.
Freddie Mac Bulletin 2020 44 COVID 19 Self Employment Update	22W-017	Effective immediately (2/2/22), Freddie Mac will be expiring the COVID-19 temporary requirements for self-employment income originally published in Freddie's Bulletin 2020-19 and subsequently updated in Bulletin 2020-44, provided that the most recent complete federal income tax returns in the loan file are not older than 2020.
Increased Appraisal Fees in Mohave County AZ	22W-018	Effective: February 10, 2022, Mortgage Works AMC will be adding an additional \$300 onto the base appraisal fees for properties located in Mohave county. This will ensure that Mortgage Works is able to offer a more competitive turn time and service level in these areas.

TDHCA Tax Returns and Tax Transcripts	22W-019	In summary, for any loans closed on or after February 16, 2022, the TDHCA MCC Program will require the 2019, 2020 and 2021 tax returns prior to the issuance of the Mortgage Credit Certificate.
Rescinding Bulletin 20W-075 Temporary Appraisal Rush Fee Guidelines	22W-020	Due to current market conditions and appraisal turn times being more manageable, Mountain West Financial, Inc. will be rescinding Wholesale Bulletin #20W-75 effective immediately. Please refer to Wholesale Bulletin 20W-75 for additional information.
2021 IRS Transcripts	22W-021	Allowable age of Individual Income Tax Returns for borrowers whose income must be documented with tax returns (borrower(s) self-employed and non-self-employed).
TDHCA My Choice Purchase Price Limits	22W-022	We are excited to announce another big change to the Texas Homebuyer Program - My Choice Texas Home!
CalHFA MyHome Cap Elimination	22W-023	Great news! All MyHome borrowers may qualify for more down payment and closing cost assistance beginning February 28th. Effective with MyHome loans locked on and after February 28, 2022, the current \$15,000 cap will no longer apply. Loans locked prior to February 28th are subject to the \$15,000 cap unless the borrower is in an exempt category; no exceptions.
President's Day Rescissions & Disbursements	22W-024	Please note that Monday, February 21, 2022, President's Day, is a federal holiday. Therefore, banks and the U.S. Postal Service will not be open for business. Mountain West Financial, Inc. will be CLOSED for business as well.
March Special - Improved Pricing on Government Loans	22W-025	Great News!! As a "March Special," Mountain West® offering a .25 bps price improvement on FHA, VA, and USDA loans through the month of March.

If you have any questions, contact your local Account Executive, Production Coordinator, Regional Vice President, or Brian Daily, SVP Wholesale: Brian.Daily@mwfinc.com, 909-255-8332.

Refer to individual Bulletins for complete details.