



Important Announcement

3/26/2020

This announcement includes notices regarding updates for Flanagan State Bank's Retail Division

This will reference:

Important Update to Original Memo

No Score Government Loan Update

600-619 Government Loan Update

Important Update to Original Memo

Due to the deteriorating market with the loan types referenced in this memo, (Original memo is included below) FSB has updated the lock requirements for all No Score and 600-619 Government loan products. We will cut off locks for these products at Noon (CST) on Friday, March 27th. If the loans are not locked by this date/time, they will need to be denied or withdrawn from our pipeline.

No Score Government Loan Update

Effective immediately, FSB will no longer accept No Score borrowers for USDA, VA & FHA loans. This is inclusive of any borrowers with no FICO scores regardless of other borrowers on the file.

- ***Last day to lock:*** Loans that are currently in the pipeline must be locked by 3/27/2020. Any loans not locked by this date will not be allowed to proceed and FSB will consider these loans as withdrawn or denied files.
- ***Last day to fund:*** Locked loans will need to close as soon as possible.
- ***Current lock details:*** Extensions will be considered on a case-by-case basis. Re-locks are not allowed. Loans must fund prior to lock expiration. Max lock period allowed will be 45 days.
- ***Last day to submit:*** No new submissions or registrations are allowed as of 3/26/2020.

600 – 619 Score Government Loan Update

Effective immediately, FSB will no longer accept borrowers that fall in this score range for USDA, FHA & VA loans.

- ***Last day to lock:*** Loans that are currently in the pipeline must be locked by 3/27/2020. Any loans not locked by this date will not be allowed to proceed and FSB will consider these loans as withdrawn or denied files.
- ***Last day to fund:*** Locked loans will need to close as soon as possible.
- ***Current lock details:*** Extensions will be considered on a case-by-case basis. Re-locks are not allowed. Loans must fund prior to lock expiration. Max lock period allowed will be 45 days.
- ***Last day to submit:*** No new submissions or registrations are allowed as of 3/26/2020.
- ***Changes to loan terms:*** after Thursday, March 26, 2020 may result in the loan becoming ineligible. Changes to loans in progress will be addressed on a case-by-case basis.

If you have any questions regarding this information, please feel free to contact mtgsupportcenter@flanagansatebank.com.

Sincerely,

Flanagan State Bank TPO Division Management