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Personal Gifts for Agency Loans and DU Messaging

Truist Bank (Truist) revises Agency Non-AUS and Desktop Underwriter® (DU®) requirements to align with recently announced Fannie Mae updates. With these updates, we expand eligibility for personal gifts and update guidance on potential red flag messages provided by DU.

Effective Dates

Effective with new and existing loan applications on or after November 4, 2022.

Background Information

Fannie Mae Bulletin SEL 2022-08 announced the expansion of eligible donors for personal gifts and updates to potential red flag messages provided by DU. Truist has reviewed standards and identified the opportunity to align with Fannie Mae.

Bulletin Details

Acceptable Donors

Truist is expanding the list of acceptable gift donors to include a non-relative that shares a familial relationship with the borrower, specifically a former relative, relative of domestic partner, and godparent. The following table lists all acceptable donors and how to enter in DU:

<i>Acceptable Donor</i>	<i>Source field in DU</i>
Relative (as defined in the Truist Agency UW Standard)	Relative
Domestic partner Individual engaged to marry the borrower	Unmarried partner
Former relative Godparent Relative of a domestic partner	Unrelated friend

NOTE: DU will be updated in a future release to recognize the source option of “Unrelated friend” as an acceptable donor of gift funds or gift of equity. Use “Other” as the source option within DU until this update is made.

Transfer of Gift Funds

Truist is clarifying that evidence of electronic transfer of funds from a donor’s account to the borrower’s account or to the closing agent represents acceptable documentation to meet the requirement for verifying donor availability of funds and transfer of gift funds.

Potential Red Flag Messages

Truist has updated our standards to align with revised “potential red flag” messages provided by DU. These messages are designed to help lenders detect inconsistencies in loan casefiles.

Before and After Matrix

Click [here](#) to see the before and after matrix that provides a detailed overview of all standard revisions.

Revised Materials

Click [Agency Loan Standard](#) to review the revised product materials.

Former Standards

See the before and after matrix provided in the Bulletin Details section of this bulletin to access the former standards.

Other Resources

Support Group	Description and Contact Information:
Correspondent Relations Coordinator	Specific questions on applying this procedure to specific loan files. Contact Correspondent Relations Coordinators at 800.382.2111, Option 1.
Product Support	Provides phone and email support on products, policies, and procedures as well as new product rollout and existing product enhancement. Contact Product Support at 800.382.2111, option 3.

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