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## Agency Trust Income Updates

Truist Bank (Truist) announces Fannie Mae revisions to Trust income and eligibility requirements for Non-AUS and Desktop Underwriter® (DU) loans.

### Effective Dates

This update is effective with new loan applications on or after November 1, 2023.

### Background Information

Fannie Mae Bulletin SEL 2023-08 announced updates to Trust income requirements. In response to this publication, we reviewed impacted standard documents and identified the need to implement revisions to align with Fannie Mae requirements.

### Bulletin Details

#### Trust Income

To align with Fannie Mae, Truist has added a requirement that funds used from a trust for down payment, closing costs, or reserves must be subtracted from the total funds available to determine if the income meets the requirements of the *General Income Information* topic.

Additionally, we are differentiating treatment of variable and fixed trust payments as follows:

- Variable trust payments require a minimum 24-month history of receipt and must be documented with two years of tax returns.
- Fixed trust payments require a minimum 12-month history of receipt (unless certain conditions apply). If the borrower is unable to document a 12-month history, the trust documentation must reflect:
  - fixed payments,
  - the borrower is not the grantor of the trust, and
  - at least one payment must be received prior to loan closing.

In either case, proof of current receipt of the income is required and must be documented with a current bank statement or equivalent documentation.

Lastly, we included a requirement that when eligible employment-related assets are liquidated and placed in a trust within 12 months of the loan's application date, lenders must comply with the topic *Employment-Related Assets as Qualifying Income* in the *Agency Loan Standard*.

## Bulletin Details, continued

### Before and After Matrix

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

### Revised Material

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

## 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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