



Credit Refresh Policy

A credit refresh is not required for non-borrowing spouses, even on FHA, VA or USDA loans. It is also not required on non-credit qualifying FHA Streamlines or VA IRRRLs.

PRMG requires a credit refresh is run through Acranet to return a one bureau report with no score. However, Acranet's one bureau report does not have to be used for a retail transaction where the original credit report was run through a different vendor. In that case, the branch has the option of using the Credit Refresh that is generated from the original credit report (i.e., through Credit Plus).

Use of any approved credit report vendor, or a credit report from a TPO client, is acceptable for the initial credit report.

A credit refresh requirement applies to all products, including Conventional, FHA, VA, USDA Niche, Jumbo and Second Lien products for all origination channels.

If there is a fraud alert that appears on the credit refresh, standard requirements for loans with fraud alerts would apply.

Conventional, FHA, VA, Niche, Jumbo and Second Lien Products

The PRMG credit refresh must be run within 10 days of the note date. PRMG will run the credit refresh.

Unless using the refresh feature from the original credit report, the credit refresh must be run through Acranet, which can be accessed from FastTrac 360. Each fulfillment center will be responsible for determining their specific process, but typically this will be handled by the Processor or Account Manager and the credit refresh results must be reviewed by the Underwriter to ensure the borrower did not obtain any new debt.

Additionally, PRMG requires the Undisclosed Debt Disclosure be included with the borrower's disclosure packet (which will be added to FT360), and a copy of the document can be found at the following link: <http://www.eprmg.net/ResourceCenter/GeneralForms/Undisclosed%20Debt%20Disclosure.pdf>

When reviewing the credit refresh, the underwriter should evaluate the report to determine if new debts have appeared or existing debts have increased. If the changes are not within the allowable tolerances for the agency the values must be input in to the system and the AUS must be rerun or to ensure the loan maintains acceptable findings. If the loan was manually underwritten, it needs to be reviewed to ensure it still is eligible. If the credit refresh reflects new derogatory credit a new full credit report with scores must be pulled, re-run through the AUS and scores validated with Secondary if they have changed.

USDA Products

A credit refresh (single bureau soft pull) must be run prior to final submission to USDA for the conditional commitment. Any derogatory information or any increases in payment or balance on any account will require a new credit report with scores to be pulled so that GUS has the most recent account information. Credit refreshes will expire after 30 days.

If a new credit report is run due to changes in credit or new derogatory information, it must be re-run through the AUS and scores validated with Secondary if they have changed.
