

## Bulletin 20-54

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### Simple Access Updates

Homebridge is making updates to the Simple Access that apply to specific counties and states as detailed below.

The following LTV and appraisal guidance applies to **specific counties** in the states listed below:

- California: San Francisco county, **and**
- New Jersey: Essex county, **and**
- New York: The New York City boroughs/counties of Bronx, Kings, New York, Queens, and Richmond

#### LTV Restrictions

- Rate/Term Transactions: Maximum 75% LTV  
**Reminder:** Properties located in the state of New York and the state of New Jersey, both purchase and rate/term transactions, maximum 75% LTV/CLTV
- Cash-out Transactions: Maximum 70% LTV

NOTE: LTVs > 60% will require Homebridge management review and approval

#### Age of Appraisal

- The appraisal cannot be more than 60 days old at funding
- The age of appraisal may be extended an additional 60 days if a recertification of value is obtained and the recertification of value confirms **the value has not declined**

These updates apply to new submissions effective immediately

The Simple Access guidelines have been updated and posted on the Homebridge website at [www.HomebridgeWholesale.com](http://www.HomebridgeWholesale.com)

If you have any questions, please contact your Account Executive