



ANNOUNCEMENT

Announcement Number: 21-22
Date: October 22nd, 2021
Subject: New Projected Conventional Loan Limits

Effective today, South State Bank will accept locks using the projected 2022 single-family (1-unit) loan limit of \$625,000 for new locks on owner occupied and second homes. A 0.500 adjustment to the price will be applied to standard conventional pricing to account for the new projected limit.

Locks

The lock system does not currently support the new projected loan limit. New locks should be submitted through the lock system using the \$548,250 as the loan amount. After submitting the lock request, please email the lock desk at TPOLockDesk@southstatebank.com with the correct loan amount and any other necessary changes needed to confirm the lock.

Due to the loan amount limitation, the lock system will not show the 0.500 adjustment for the new projected loan limit when calculating the price. The lock desk will manually apply this adjustment when confirming the lock.

Please note that Loan Level Pricing Adjustments (LLPA) shown in the pricing engine may be affected since the projected loan limit cannot be entered and used to properly calculate the LTV against the appraised value/purchase price.

Please be sure to account for the 0.500 projected loan limit adjustment and proper loan level pricing adjustments when calculating the final price.

Loans already locked under the current agency limit of \$548,250 may be updated to take advantage of the new projected loan limit. The 0.500 adjustment and standard LLPA adjustments will apply. Changes to existing locks can be made by contacting the South State lock desk at TPOLockDesk@southstatebank.com.

Underwriting - (DU Only)

Loans utilizing the new projected limit must be run through DU. DU will generate an "Approve/Ineligible". The only reason for the ineligible should be due to the loan amount exceeding the 2021 loan limit. A full appraisal is required for the expanded loan limits and appraisal waivers are not allowed.

Please contact your Account Executive with any questions.