

CORRESPONDENT LENDING BULLETIN



FEBRUARY 23, 2026

TOPICS:

NHF DPA FORGIVABLE PROGRAM UPDATE

REMINDER: NON-OCCUPANT COBORROWER GUIDELINE OVERLAY

NHF DPA Forgivable Programs:

Effective March 1, 2026, Essex NHF FHA first liens with 3.5% DPA 5-year and 10-year forgivable second liens will be discontinued. Locks will be accepted for these programs until February 27, 2026.

We will continue to offer the NHF FHA first lien with 3.5% DPA 3-year forgivable second lien.

Non-Occupant Co-borrowers:

As a reminder, Essex allows non-occupant co-borrowers pursuant to FHA guidelines. However, Essex guidelines contain an overlay that requires all non-occupant co-borrowers to be on title.

If you have questions regarding these changes, please reach out to your Pipeline Manager or Account Executive for assistance.