

# Product Support Bulletin

Information for Correspondent Lenders of SunTrust Mortgage, Inc.  
August 4, 2017 • COR17-028



Alert

Update

Reminder

Clarification

Training  
Information

Preview

## Refreshed Geocoder for CRA Pricing Incentive

To be eligible for our Community Reinvestment Act (CRA) pricing incentive, Correspondent Lenders use our SunTrust Geocoder to determine property eligibility and any applicable income limit for the property location. The Geocoder now includes refreshed income limits and census tract information.

### Intended Audience

Origination  
Processing

Secondary Marketing

Underwriting

Closing  
Delivery  
Funding

Compliance Legal

Other

### Effective Dates

**Monday, July 31, 2017**  
The refreshed Geocoder is effective on or after this date.

### Background Information

SunTrust Mortgage, Inc. updates the Geocoder yearly with revised census tract and income limit information.

The CRA pricing incentive encourages home financing in certain low-to-moderate income areas and for low-to-moderate income individuals and families. At the same time, the CRA pricing incentive contributes to SunTrust Mortgage's Community Reinvestment Act (CRA) lending goals.

### Bulletin Details

#### Target Area

The CRA pricing incentive is based on SunTrust Bank's CRA assessment areas.

Following the steps below, use the Geocoder to determine the census tract eligibility of the property location. Your loan must receive a "Qualified" message in order for it to be eligible for the CRA pricing incentive.

Step	Action
1	Access the following website: <a href="http://www.suntrustgeocoder.com">www.suntrustgeocoder.com</a>
2	Enter <b>CORRES</b> for password and click on the <b>Login</b> button.
3	Input the property address and annual income and click the <b>Submit</b> button.
4	Print the Geocoding results and place in loan file.

### Action Required

**Origination, Processing, Underwriting, Closing, Delivery and Funding Starting July 31, 2017**

Use the refreshed Geocoder to determine property eligibility and any applicable income limits for the CRA pricing incentive.

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## Bulletin Details, continued

Target Area, continued

You may also access the Geocoder in the [Correspondent Seller Guide](#) within [Section 1.03: Loan Registration and Lock-in Procedures](#).

## Other Resources

Support Group	Description and Contact Information:
Correspondent Relations Coordinator	Specific questions on applying this procedure to specific loan files. Direct contact information for each correspondent relations coordinator is located in General Section 1.01: The Correspondent Division
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 4.
Lock Desk	Creates rate sheets and enforces pricing policies and procedures. Call 800.382.2111, option 2.

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