

SMALL BALANCE LOAN UPDATE

5 Years of SBL

It's time to reflect. Check out Steve Johnson's [viewpoint](#) on the last 5 years of the Small Balance Loan program for a fun trip down memory lane.



End-of-Year Package Deadlines

The annual push toward year-end is underway. Inflows are back up, and we want to make sure that we're aligned in our efforts. To that end, we have identified the following deadlines so we can assure enough capacity for a year-end close and a year-end purchase, respectively.

- December 1 – Last day to receive a full underwriting package to close by year-end for one-off Conventional, TAH Retail, SBL and Seniors Housing transactions
- December 13 – Last day to receive a full purchase package to purchase by year-end

If there are any transactions that you'd like to close or purchase by year-end that can't meet these deadlines, please work with your regional deal team to gauge underwriting capacity.

New Learning Modules

Our [online learning center](#) rolled out two new courses this week.

- For Credit and Underwriting, the New York Rent Stabilization module explains the new Housing Stability and Tenant Protection Act of 2019, the New York State Division of Housing and Community Renewal (DHRC) protocol, and updated Freddie Mac requirements as they pertain to rent stabilization laws.
- As the final lesson of SBL Legal Small Bites, we explore transfers; why we're concerned and the various categories.

The screenshot shows the 'Small Balance Loan Courses Learning Center' page. It features a green header with the title 'Small Balance Loan Courses Learning Center'. Below the header, there is a brief introduction: 'The Small Balance Loan Learning Center provides valuable opportunities to help you learn more about Small Balance loan books, software and systems.' The page is organized into several sections: 'Origination, Delivery & Pipeline' with a list of topics including 'Who We Are and What We Offer', 'Mortgage', 'Freddie Reporting', 'SBL Calculator', 'Loan Delivery to Purchase', 'Oral Submission', 'Deal Sourcing and Exception Processing', 'Calculating Profitability', 'Other Resources', and 'Single Course'; 'Servicing and Portfolio Management' with topics like 'Loan Administration', 'Loan Accounting and Payout', 'Loan Compliance', 'Insurance', 'Document Management System', 'Workflow Transactions', 'Originate Reporting System', 'Washfile Management', and 'Notice Provisions'; 'Learning Center' with sub-sections for 'AMO - ASSET MANAGEMENT COURSES', 'SBL - SMALL BALANCE LOAN COURSES', 'LEGAL - LEGAL COURSES', and 'TAM - TARGETED AFFORDABLE HOUSING COURSES'; 'Other Resources' with links for 'Research' and 'Mortgage Toolkit'; and 'Events and Education' with three upcoming industry conferences: 'AMF Live' (October 16-20), 'CREFC DC Symposium' (November 21-22), and 'NAR Annual Meeting' (January 21-23, 2020).



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