

Product Snapshot

Freddie Mac Home Possible



Home Possible® Freddie Mac Community Lending program is designed to meet the needs of low and moderate income borrowers by providing financing up to 97% LTV with reduced borrower requirements.

See [Freddie Mac's Affordable Income & Property Eligibility Tool](#) (or LPA to determine borrower's income eligibility

Home Possible Conforming				
Primary Residence				
Purchase and Rate/Term Refinance				
Property Type	LTV	CLTV	Min Credit Score	Max DTI
1 Unit	97% ¹	105% ¹	Per LPA & MI	Per LPA & MI
1 Unit	95%	95% ²	Per LPA & MI	Per LPA & MI
2-4 Units	95%	95% ²	Per LPA & MI	Per LPA & MI
Co-op ³	95%	N/A ⁴	Per LPA & MI	Per LPA & MI
Manufactured Housing	95%	95%	Per LPA & MI	Per LPA & MI

¹ LTV > 95% requirements:

- 1 Unit only. Manufactured housing not allowed.
- CLTV up to 105% is permitted when secondary financing is an Affordable Second.
- All borrowers must occupy the property.

² CLTV up to 105% is permitted when secondary financing is an Affordable Second.

³ Available in property states of CA, CT, DC, FL, IL, MD, NJ and NY.

⁴ Co-op subordinate financing may be allowed by exception. Plaza's exception process must be followed.

Home Possible Super Conforming				
Primary Residence				
Purchase and Rate/Term Refinance				
Property Type	LTV	CLTV	Min Credit Score	Max DTI
1 Unit	95%	95%	Per LPA & MI	Per LPA & MI
2 Unit	85%	85%	Per LPA & MI	Per LPA & MI
3-4 Units	80%	80%	Per LPA	Per LPA
Co-op ¹	95%	N/A ²	Per LPA & MI	Per LPA & MI

¹ Available in property states of CA, CT, DC, FL, IL, MD, NJ and NY.

² Co-op subordinate financing may be allowed by exception. Plaza's exception process must be followed.

Product Parameters																								
Appraisal	<ul style="list-style-type: none"> • One full appraisal is required. • If a loan is approved with an Automated Collateral Valuation (ACE), Plaza will accept the ACE subject to Freddie Mac and Plaza guidelines. <ul style="list-style-type: none"> ◦ Texas Section 50(a)(6) and Section 50(f)(2) transactions are not eligible. 																							
Underwriting Method	<ul style="list-style-type: none"> • LPA Accept/Eligible. Manual underwriting is not permitted 																							
Credit Scores	<ul style="list-style-type: none"> • Standard Conforming Mortgages: At least one borrower must have a valid credit score. • Super Conforming Mortgages: At least two credit scores are required for each borrower. 																							
Minimum Borrower Contribution for Purchase Transactions	1 Unit: None 2-4 Units: <ul style="list-style-type: none"> • LTV/CLTV <= 80%: None • LTV/CLTV > 80%: 3% 																							
Mortgage Insurance	Lower Mortgage Insurance (MI) cost and Lender Paid MI (LPMI) allowed. MI Coverage requirements: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">LTV Range</th> <th colspan="2"><= 20 Year Term</th> <th rowspan="2">>20 Year Term & All Terms Manufactured Housing</th> </tr> <tr> <th colspan="2">Exclude Manufactured Housing</th> </tr> </thead> <tbody> <tr> <td>95.01 – 97%</td> <td colspan="2">25%</td> <td>25%</td> </tr> <tr> <td>90.01 – 95%</td> <td colspan="2">25%</td> <td>25%</td> </tr> <tr> <td>85.01 – 90%</td> <td colspan="2">12%</td> <td>25%</td> </tr> <tr> <td>80.01 – 85%</td> <td colspan="2">6%</td> <td>12%</td> </tr> </tbody> </table>		LTV Range	<= 20 Year Term		>20 Year Term & All Terms Manufactured Housing	Exclude Manufactured Housing		95.01 – 97%	25%		25%	90.01 – 95%	25%		25%	85.01 – 90%	12%		25%	80.01 – 85%	6%		12%
LTV Range	<= 20 Year Term			>20 Year Term & All Terms Manufactured Housing																				
	Exclude Manufactured Housing																							
95.01 – 97%	25%		25%																					
90.01 – 95%	25%		25%																					
85.01 – 90%	12%		25%																					
80.01 – 85%	6%		12%																					
Eligible Borrowers	<ul style="list-style-type: none"> • First-time homebuyers, low- and moderate-income borrowers • Borrower must meet income limits. Loan Product Advisor will indicate income eligibility. • Non-occupant borrowers are permitted on mortgages secured by 1-unit properties up to a maximum 95% LTV. 																							
Fewer Price Adjustments	Fewer Price Adjustments than standard Freddie Mac loans* <ul style="list-style-type: none"> • Zero (0) price adjustments for most scenarios. Price adjustment cap does not apply to loan amount, property state, or LPMI adjustments. 																							

Reserves	1 Unit: Not required 2-4 Units: Per LPA
Homebuyer Education	Homeowner education for at least one qualifying borrower if all borrower(s) are first-time homebuyers is required before the note date.
Income Limits	Income may not exceed 80% of Area Median Income (AMI) for the property's location (this includes properties in low-income census tracts).
Loan Limits	Standard Conforming and Super Conforming loan limits are eligible. Max loan amount up to \$766,550 (\$1,149,825 for HI/AK) allowed for baseline conforming loan limit.
Temporary Buydowns	<p>Temporary Buydowns are eligible subject to the following:</p> <ul style="list-style-type: none"> • 2-1 and 1-0 buydowns are offered • Purchase transactions only • 1- to 2-unit properties only • Qualify at the note rate • Manufactured homes are ineligible • Funds may come from the seller or other eligible interested party <ul style="list-style-type: none"> ○ Interested Party Contribution (IPC) limits apply ○ Seller paid buydowns should be disclosed in the purchase contract and must be provided to the appraiser with all appropriate financing data and IPCs for the subject property ○ The amount and source of all IPCs must be submitted to LPA as applicable • Buydown Agreement required and will print with Plaza loan docs • Plaza's Buydown Calculator can be used to estimate the buydown payment and total contribution amount
VLIP Credit	<p>Borrowers with total qualifying income less than or equal to 50% of the area median income qualify for a \$2,500 credit on purchase transactions.</p> <ul style="list-style-type: none"> • The credit may be applied to down payment and closing costs, including escrows and mortgage insurance premiums. • The credit may be used to satisfy the 3% minimum contribution for all one-unit properties or for two- to four-unit properties with LTV less than or equal to 80%. • For two- to four-unit properties with LTV greater than 80%, the credit may be applied to down payment after the 5% minimum contribution is met. • LPA: The \$2,500 credit should be reflected as a Grant asset on the application and in LPA. • Plaza will apply the credit through a lender credit at closing. • Special Feature Code K10 must be selected in BREEZE.

Product Name	Product Code	Available Term in Months
Home Possible 15 Year Fixed	CF15HP	121-180
Home Possible 20 Year Fixed	CF20HP	181-240
Home Possible 30 Year Fixed	CF30HP	241-360
Home Possible Super Conforming 15 Year Fixed	CF15HPSC	121-180
Home Possible Super Conforming 20 Year Fixed	CF20HPSC	181-240
Home Possible Super Conforming 30 Year Fixed	CF30HPSC	241-360
Home Possible 30 Year Fixed w/2-1 Buydown	CF30HPBD21	360
Home Possible 30 Year Fixed w/1-0 Buydown	CF30HPBD10	360

The information contained in this flyer may not highlight all requirements; refer to Plaza's program guidelines. Plaza's programs neither originate from nor are expressly endorsed by any government agency.

plazahomemortgage.com

This information is provided by Plaza Home Mortgage and intended for mortgage professionals only, as a courtesy to its clients and is meant for instructional purposes only. It is not intended for public use or distribution. None of the information provided is intended to be legal advice in any context. Plaza does not guarantee, warrant, ensure or promise that information provided is accurate. Terms and conditions of programs and guidelines are subject to change at any time without notice. This is not a commitment to lend. Plaza Home Mortgage, Inc. is an Equal Housing Lender. © 2024 Plaza Home Mortgage, Inc. Plaza Home Mortgage and the Plaza Home Mortgage logo are registered trademarks of Plaza Home Mortgage, Inc. All other trademarks are the property of their respective owners. All rights reserved. Plaza NMLS 2113. 170_Freddie Mac Home Possible Product Snapshot_0224

