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FREDDIE MAC HOME POSSIBLE PROGRAM ¹									
PURCHASE – Fixed Rate					NO CASH OUT REFINANCE – Fixed Rate				
Occupancy	Units	LTV/TLTV	Min. Borrower Contribution ³	FICO	Occupancy	Units	LTV/TLTV	Min. Borrower Contribution	FICO
Primary	1	97%/105% ^{2,4,5}	None	Determined by LPA	Primary	1	97%/105% ^{2,4,5}	None	Determined by LPA
Primary	2-4	95%/95%	3% of value		Primary	2-4	95%/95%	None	

Super Conforming Loan Amounts ⁶									
Occupancy	Units	LTV/TLTV	Min. Borrower Contribution ³	FICO	Occupancy	Units	LTV/TLTV	Min. Borrower Contribution	FICO
Primary	1	95%/105% ^{2,4}	None	Determined by LPA	Primary	1	95%/105% ⁴	None	Determined By LPA
Primary	2	85%/85%	3% of value		Primary	2	85%/85%	3% of value	
Primary	3-4	80%/80%	None		Primary	3-4	80%/80%	None	

Reference:

- Standard Conforming and Super Conforming Loan Limits apply.
- CLTV is permitted up to 105% if the subordinate lien is an Affordable Second; otherwise, max CLTV and HLTUV is 97% for Conforming loan amounts and 95% for Super Conforming loan amounts. See Freddie Mac [Selling Guide](#) for complete details.
- LTV/TLTV equal or less than 80% requires no minimum borrower contribution, regardless of number of units or loan type.
- Loans involving a non-occupant borrower have a maximum LTV/TLTV of 95%.
- Transactions with a Manufactured Home permitted to a maximum LTV/TLTV of 95%. Affordable Seconds are permitted within these parameters.
- Manufactured homes are ineligible.

2025 Conforming and High Balance Loan Limits			
Units	Conforming Limit	High Balance Limit	Conforming Limit- Alaska and Hawaii
1	\$806,500	\$1,209,750	\$1,209,750
2	\$1,032,650	\$1,548,975	\$1,548,975
3	\$1,248,150	\$1,872,225	\$1,872,225
4	\$1,551,250	\$2,326,875	\$2,326,875

Terms	Conforming and Super Conforming Loan Amounts. 30-, 25-, 20-, and 15-Year Fixed Rate. 2-1 and 1-0 buydowns are eligible. 3-2-1 buydown is ineligible.
ATR/QM – Safe Harbor	All loans must meet ATR/QM rules as applicable and be Safe Harbor eligible.

AUS	<ul style="list-style-type: none"> All loans must receive an "Accept / Eligible" AUS Finding. Manual Underwriting is not permitted.
Community Seconds	Acceptable to the LTV/TLTV/HTLTV stated. The TLTV ratios for Affordable Seconds may never exceed 105%.
Doc Type	Full DOC. Follow AUS requirements regarding file documentation.
Gift Funds	Gift Funds are acceptable as a source of funds for down payment and closing cost, in accordance with Freddie Mac Selling Guide section 5501.3.
Income Limits	<ul style="list-style-type: none"> The Borrower must meet Income Limits for the program. LPA will indicate income eligibility. The Borrower's annual income cannot exceed 80% of the County AMI; unless the subject property is located in a low-income census tract, which has no limit. Effective for loans closed on or before February 14, 2025, a \$2,500 loan-level price adjustment credit for very low-income purchase borrowers (VLIP) is available to be used for down payment and closing costs. The following requirements must be met to be eligible for the \$2,500 LLPA credit: <ul style="list-style-type: none"> The loan must be an eligible Home Possible purchase loan with "Accept/Eligible" LPA findings. Manual underwriting is not permitted. The applicant(s) must have total qualifying income less than or equal to 50% of the applicable area median income (AMI) limit for the subject property's location. The full \$2,500 credit must be provided directly to the applicant, such as being applied to down payment and closing costs, including escrows and mortgage insurance premiums. <ul style="list-style-type: none"> The credit may be used to satisfy the 3% minimum contribution from personal funds. Loans utilizing the \$2,500 LLPA credit must be delivered with the following information identified on the LPA findings: <ul style="list-style-type: none"> Loan Program Identifier value of "Home Possible Mortgage"; Under the Affordable Lending and Access to Credit Messages section of the LPA will indicate if borrower meets the AMI requirements.
Eligible Mortgages	Mortgage must be secured by a 1-4-unit primary residence, including Condo and PUD. Manufactured Homes are allowed (see Manufactured Home section below).
Ineligible Mortgages	<ul style="list-style-type: none"> A-minus Mortgages Seasoned Mortgages Permanent Buydown Mortgages Modified Mortgages or Mortgages with Capitalized Balances FHA and VA Mortgages Freddie Mac Relief Refinance Mortgages Freddie Mac Home One Mortgages
First Time Home Buyer	<p><u>For Purchase transactions:</u></p> <ul style="list-style-type: none"> If all borrowers are First Time Home Buyers (defined as holding no ownership interest in a residential property in the past three years) at least one Borrower must complete a homeownership education program prior to the Note date as outlined in Section 5103.6 of the Freddie Mac Selling Guide. For 2-4 unit properties, at least one borrower must participate in a Landlord Education program prior to the Note date. Landlord Education cannot be provided by an interested party to the transaction.
Mortgage Insurance	Follow the standard Home Possible MI requirements. Custom MI not permitted.
Manufactured Homes	<p><u>Manufactured Homes are subject to the following restrictions:</u></p> <ul style="list-style-type: none"> Maximum LTV is 95% Must be Fixed Rate (15-, 20-, 25-, or 30-year term) Subject Property cannot be: <ul style="list-style-type: none"> Subject to income-based resale restrictions Community Land Trust or Leasehold Using loan proceeds to pay an outstanding balance on a land contract Moved from a prior permanent foundation and relocated to a new Site <p>Manufactured Homes must meet the requirements of Section 5703 of the Freddie Mac Selling Guide. Super Conforming not permitted. ChoiceHome is not permitted.</p>
Non-Occupant Borrower (s)	<ul style="list-style-type: none"> At least one Borrower must occupy the subject property as their primary residence. Non-occupant borrowers are permitted on mortgages secured by 1-unit properties ONLY, and the maximum LTV is 95%.
Non-Traditional Credit	At least one Borrower must have a usable credit score as determined by LPA.
Occupancy	Primary Residence only.
For any item not directly addressed in this matrix, please refer to the standard Freddie Mac Selling Guide.	
This matrix is only a guide and does not represent full underwriting guidelines. Additional Requirements may apply.	

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