



We make home possible®



Home Possible®
Mortgages

Freddie Mac's Home Possible® Mortgages

With Freddie Mac's Home Possible Mortgages, you'll capitalize on opportunities to meet the home financing needs of your borrowers looking for low down payments and flexible sources of funds, including first-time homebuyers, move-up borrowers, retirees, families in Underserved Areas, new immigrants, very low and low- to moderate-income borrowers.

What's more, you have even greater flexibilities to serve borrowers who work in your community—like teachers, firefighters, healthcare workers, law enforcement officers and military personnel—so that they can live in the communities they support so well.

Benefits

With Freddie Mac's Home Possible Mortgages, you'll have outstanding flexibility and options to meet a variety of borrower's needs.

More Choices to Reach More Borrowers

- Borrower Contribution not required for 1-unit Primary Residences (excluding Manufactured Homes)
- Secondary financing including Affordable Seconds®
- Low mortgage insurance coverage levels

Easy to Originate Using Loan Prospector® and Freddie Mac's Single-Family Seller/ Servicer Guide (Guide)

- Simple products, available with no special contracts, designed to meet your borrowers' needs
- Quick assessment in Freddie Mac's automated underwriting system, Loan Prospector®, providing you with assurance of your underwriting decision
- Sale options to meet your individual needs, including servicing-released and servicing-retained cash sales, or Guarantor and MultiLender Swap securities executions
- No Home Possible postsettlement delivery fee for Home Possible 3% Cash and Home Possible Neighborhood Solution 3% Cash Mortgages, where your borrower puts down 3% from Borrower Personal Funds for 1-unit purchase transactions (excluding Manufactured Homes) or has 3% equity in a refinance

Manufactured Homes, ARMs, and More

- A broad product mix, including 5/1(2/2/5 caps), 7/1, and 10/1 CMT and LIBOR-indexed adjustable-rate mortgages (ARMs), Manufactured Homes (MHs), and 1- to 4-unit Primary Residences
- Maximum financing with up to 100 percent loan-to-value (LTV ratio) for Home Possible 100, up to 97 percent for Home Possible 97, and up to 105 percent total loan-to-value (TLTV ratio) for both products

More Buying Power for Service Professionals

- Special offering for teachers, firefighters, law enforcement officers, healthcare workers and military personnel that increase borrowers' buying power up to 30 percent and more with flexible debt-to-income ratios and extended temporary subsidy buydowns

Key Features:

- Available through the Freddie Mac *Single-Family Seller/Servicer Guide*
- 15-, 20-, 30- and 40-year fixed-rate mortgages
- 5/1 (2/2/5 caps), 7/1, and 10/1 CMT & LIBOR-indexed ARMs
- Secondary financing including Affordable Seconds®
- Low Mortgage Insurance Coverage levels
- Extended and Limited temporary subsidy buydowns
- 1- to 4-unit Primary Residences
- Mortgages secured by Manufactured Homes
- Maximum financing up to 105 percent TLTV in most instances
- Mortgages for newly constructed homes (newly built home mortgages—site-built only)

Please refer to the Freddie Mac Seller/Servicer Guide for complete details about originating and selling Home Possible offerings

Visit www.FreddieMac.com for more information

See reverse for more details on available Home Possible mortgage products.

Home Possible Mortgage Products

Home Possible 100 Mortgage

- Offers up to 100 percent LTV and 105 percent TLTV for 1-unit Primary Residences
- No minimum Borrower Contribution
- Low mortgage insurance coverage
- Purchase and no cash-out refinance
- 15-, 20-, 30- and 40-year fixed-rate mortgages
- 5/1 (2/2/5 caps), 7/1, and 10/1 ARMs (CMT and LIBOR-indexed)
- Limited temporary subsidy buydowns (2/1) are not permitted for MCCs, Manufactured Homes and secondary financing that has a variable interest rate.
- Flexible credit and ratios as determined by Loan Prospector
- Borrower must meet income limits. Loan Prospector will indicate income eligibility
- Options for borrowers with non-traditional credit
- Permit Mortgage Credit Certificates
- Permit Rural Housing Service Leveraged Seconds

Home Possible 97 Mortgage

- Offers up to 97 percent LTV and 105 percent TLTV for 1- to 2-unit Primary Residences; 3- to 4-unit Primary Residences up to 95 percent LTV and 105 percent TLTV
- No Borrower Contribution for 1-unit Primary Residences
- No Home Possible postsettlement delivery fee for Home Possible 3% Cash Mortgages and Home Possible Neighborhood Solution 3% Cash Mortgages
- Low mortgage insurance coverage
- Mortgages secured by Manufactured Homes eligible with special requirements
- Purchase and "no cash-out" refinance
- 15-, 20-, 30- and 40-year fixed-rate mortgages
- 5/1 (2/2/5 caps), 7/1, and 10/1 ARMs (CMT and LIBOR-indexed)
- Limited temporary subsidy buydowns (2/1) are not permitted for mortgages with 2–4 unit Primary Residences, Manufactured Homes, MCCs and secondary financing that has a variable interest rate
- Borrower must meet income limits. Loan Prospector will indicate income eligibility
- Flexible credit and ratios as determined by Loan Prospector
- Options for borrowers with non-traditional credit
- Permit Mortgage Credit Certificates
- Permit Rural Housing Service Leveraged Seconds

Home Possible Neighborhood Solution 100 Mortgage

- Flexibilities for teachers, firefighters, law enforcement officers, healthcare workers and military personnel
- Offers up to 100 percent LTV and 105 percent TLTV for 1-unit Primary Residences
- No Borrower Contribution for 1-unit Primary Residences
- Low mortgage insurance coverage
- Purchase and "no cash-out" refinance
- 15-, 20-, 30- and 40-year fixed-rate mortgages
- 5/1 (2/2/5 caps), 7/1, and 10/1 ARMs (CMT and LIBOR-indexed)
- Limited (2/1) and Extended (1.5/1.0/0.5) temporary subsidy buydowns are not permitted for MCCs, Manufactured Homes and secondary financing that has a variable interest rate.
- Flexible credit and ratios as determined by Loan Prospector
- Borrower must meet income limits. Loan Prospector will indicate income eligibility
- Options for borrowers with non-traditional credit
- Permit Mortgage Credit Certificates
- Permit Rural Housing Leveraged Seconds

Home Possible Neighborhood Solution 97 Mortgage

- Flexibilities for teachers, firefighters, law enforcement officers, healthcare workers and military personnel
- Offers up to 97 percent LTV mortgage and 105 percent TLTV for 1- to 2-unit Primary Residences
- No Borrower Contribution for 1-unit Primary Residences
- No Home Possible postsettlement delivery fee for Home Possible 3% Cash Mortgages and Home Possible Neighborhood Solution 3% Cash Mortgages secured by a 1-unit Primary Residence other than a Manufactured Home
- Low mortgage insurance coverage
- Mortgages secured by Manufactured Homes eligible with special requirements
- Purchase and “no cash-out” refinance
- 15-, 20-, 30- and 40-year fixed-rate mortgages
- 5/1 (2/2/5 caps), 7/1, and 10/1 ARMs (CMT and LIBOR-indexed)
- Limited (2/1) and Extended (1.5/1.0/0.5) temporary subsidy buydowns are not permitted for Manufactured Homes, MCCs and secondary financing that has a variable interest rate. Extended buydowns only for 1- to 2-unit Primary Residences. Limited buydowns only for 1-unit Primary Residences.
- Borrower must meet income limits. Loan Prospector will indicate income eligibility
- Flexible credit and ratios as determined by Loan Prospector
- Options for borrowers with non-traditional credit
- Permit Mortgage Credit Certificates
- Permit Rural Housing Leveraged Seconds

More Details Available

- Freddie Mac’s Home Possible Mortgages are easy to assess through our automated underwriting system, Loan Prospector®, and sell to us using a variety of cash and securities executions. However, convertible ARMs cannot be sold through the Freddie Mac Selling System.
- If you’re an underwriter or processor, we have much more information available on Freddie Mac’s Home Possible Mortgages, including details on underwriting, execution, and delivery requirements.

Learn More about Freddie Mac’s Home Possible Mortgages:

- Refer to Chapter A34 of the Guide
- Call (800) FREDDIE or contact your Freddie Mac account manager
- Visit www.FreddieMac.com/homepossible

Subject to change without notice.

