



Freddie Mac Enhanced Relief RefinanceSM

Freddie Mac Enhanced Relief RefinanceSM provides refinance opportunities to borrowers with existing Freddie Mac mortgages who are making their mortgage payments on time but whose (loan-to-value) LTV ratio for a new mortgage exceeds the maximum allowed for standard refinance products in the Freddie Mac *Single-Family Seller/Servicer Guide*.

Enhanced Relief Refinance is scheduled to be available for mortgages with applications received in late 2018. It will replace Freddie Mac Relief Refinance MortgagesSM – Same Servicer and Open Access, once the Home Affordable Refinance Program (HARP) expires on December 31, 2018.

This fact sheet provides a preliminary, high-level overview of the Enhanced Relief Refinance offering. Complete requirements will be published no later than September 2017.

Borrower Benefit

Borrowers must benefit from the refinance in at least one of the following ways:

- Reduced monthly principal and interest payment
- Lower interest rate
- Shorter amortization term
- Move from an adjustable-rate mortgage to a fixed-rate mortgage

Eligibility

- Only an existing Freddie Mac mortgage may be refinanced to an Enhanced Relief Refinance mortgage.
- The Note Date of the loan being refinanced must be on or after October 1, 2017.
- At least 15 months must have passed between the Note Date of the mortgage being refinanced and the Note Date of the Enhanced Relief Refinance Mortgage.
- The LTV ratio for the new mortgage must exceed the maximum LTV limit for a Freddie Mac standard “no cash-out” refinance mortgage*.
- Borrowers must be current with their payments and have:
 - No 30-day delinquencies in the most recent six months, and
 - No more than one 30-day delinquency in the past 12 months.
- The mortgage being refinanced must not have been previously delivered as a Relief Refinance Mortgage.
- Borrowers can refinance using the Enhanced Relief Refinance offering more than once as long as all requirements, including the 15 months seasoning, are met.

* **Note:** Due to the implementation of the Enhanced Relief Refinance offering, special requirements for “no cash-out” refinance mortgages owned or securitized by Freddie Mac, including the special LTV, TLTV and HTLTV ratio limits, will be retired in a future Guide Bulletin.

Features

- **Mortgage insurance (MI)** – MI can be transferred to the new loan. If MI is not in place for the loan being refinanced, it is not required for the new loan if all other eligibility requirements are met.
- Simplified documentation requirements for employment, income and assets.
- **Underwriting.** Both Loan Product Advisor® and manual underwriting options are available. Manual underwriting may be necessary in certain scenarios.
- The requirements for the offering are the same regardless of whether the Seller is also the current Servicer of the mortgage being refinanced.