



# Freddie Mac HomeOne<sup>SM</sup>

More flexibility for maximum financing.

**Qualify more first-time homebuyers with our 3% down payment solution.**

First-time homebuyers comprise nearly half of housing purchases. Meet their needs with an option that eases challenges around available savings for down payment and closing costs.

## How HomeOne Helps Borrowers

### › Solution for Down Payment Challenges

Brings more first-time homebuyers to the table by permitting 3% minimum down payment

### › Broad Access

No geographic or income restrictions

### › Getting Ready For Homeownership

Educational requirements support informed and responsible homeownership

### › Not Every First Home Looks The Same

Eligible for single family homes, including townhouses and condos

## Summary of Origination and Underwriting Requirements

BORROWER PROFILE	
<p>At least one borrower must be a first-time homebuyer* when the mortgage is a purchase transaction mortgage.</p> <p><i>*Per the Single-Family Seller/Service Guide Bulletin, a first-time homebuyer is defined as an individual who meets all the following requirements:</i></p> <ul style="list-style-type: none"> <li>Is purchasing the mortgaged premises</li> <li>Will reside in the mortgaged premises as a primary residence</li> <li>Had no ownership interest (sole or joint) in a residential property during the three-year period preceding the date of the purchase of the mortgaged premises</li> </ul>	
ELIGIBLE PROPERTIES	
1-unit properties, including condominiums and units in Planned Unit Developments	No Manufactured Homes
ELIGIBLE MORTGAGES	
Purchase transaction mortgages	<p>"No-cash out" refinance mortgages:</p> <p>LTV and/or HLTLV &gt; 95%: the Mortgage being refinanced must be owned or securitized by Freddie Mac</p> <p>TLTV ratios &gt; 95% and secondary financing is not an Affordable Second: the Mortgage being refinanced must be owned or securitized by Freddie Mac</p>
HomeOne mortgages must be conventional, fixed-rate mortgages	Construction Conversion and Renovation Mortgages originated per Guide Chapter 4602 are permitted
Super conforming mortgages are not permitted	

(Continues)



## Summary of Origination and Underwriting Requirements (continued)

### TEMPORARY SUBSIDY BUYDOWNS

- Permitted, meeting the requirements of Guide Section 4204.4.

### MAXIMUM LTV/TLTV/HTLTV RATIOS

- 97 LTV / 105 TLTV (when secondary financing is an Affordable Second ) / 97 HTLTV.

### PERMITTED SOURCES OF FUNDS

- All funds used to qualify borrowers, including, but not limited to, funds for down payment, closing costs and reserves, must come from the eligible sources described in Guide Section 5501.3.
- For Mortgages with interested party contributions, the requirements in Section 5501.5 must be met.
- When lender credit is being used for the mortgage transaction, the requirements in Section 5501.6 must be met.

### CREDIT UNDERWRITING (LOAN PRODUCT ADVISOR®)

- At least one borrower on the transaction must have a usable Credit Score.
- HomeOne Mortgages must be Loan Product Advisor® Mortgages with a Risk Class of Accept.
- Manually underwritten mortgages are not eligible.

### OCCUPANCY

- Primary residence. All borrowers must occupy the mortgaged premises as a primary residence.

### MORTGAGE INSURANCE (MI) REQUIREMENTS

- The standard required, or custom MI coverage levels for HomeOne are 35% and 18%, respectively.
- Sellers must obtain Freddie Mac's approval to sell mortgages with annual or monthly premium lender-paid mortgage insurance to Freddie Mac.
- See Guide Section 4701.1 for additional MI requirements and options, including custom MI.

### COLLATERAL EVALUATIONS

- Standard Guide requirements apply.

### HOMEBUYER EDUCATION AND BORROWER DISCLOSURE

Required when **all** Borrowers are First Time Homebuyers as defined in the Guide. See Guide Section 5103.6 for homeownership education requirements.

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## Delivery Requirements

ELIGIBLE EXECUTIONS	
Servicing-Retained Cash	Servicing-Released Cash
Fixed-rate Guarantor	MultiLender Swap
DELIVERY REQUIREMENTS	
<ul style="list-style-type: none"> <li>There are no new unique data attributes for HomeOne that are introduced throughout the loan manufacturing process from origination to delivery to identify Freddie Mac HomeOne Mortgages. Existing data attributes will be used to identify these Mortgages and include the following:</li> <li>For No Cash-Out Refinance Mortgages, see Section 6302.16(b)(ii) for special delivery requirements as follows:               <ul style="list-style-type: none"> <li>Sellers must enter the valid value of "FRE" for ULDD Data Point Related Loan Investor Type (Sort ID 222). If available, Sellers should also provide the associated Freddie Mac loan number of the Mortgage being refinanced for ULDD Data Point Related Investor Loan Identifier (Sort ID 221).</li> </ul> </li> <li>For applicable secondary financing delivery requirements, see Guide Section 6304.34. In addition, Sellers must provide the applicable information, as outlined in Guide Section 6302.14(b) for down payment, closing costs, automated underwriting system, and borrower counseling.</li> <li>For Affordable Seconds, if applicable, Sellers must deliver the following Investor Feature Identifiers (IFIs) in ULDD Data Point IFI:               <ul style="list-style-type: none"> <li>IFI 583 (mortgage with an Affordable Second)</li> <li>IFI G18 (mortgage with Affordable Second entered into Loan Product Advisor in "Total Gift Fund" field)</li> </ul> </li> </ul>	
POOLING REQUIREMENTS	
<ul style="list-style-type: none"> <li>There are no special pooling requirements for HomeOne mortgages. Refer to Guide Chapter 6202 for pooling requirements.</li> <li>Mortgages may be pooled with non-HomeOne mortgages.</li> </ul>	
CREDIT FEES IN PRICE	
<ul style="list-style-type: none"> <li>See Guide Exhibit 19 for details on Credit Fees in Price applicable to HomeOne mortgages.</li> </ul>	

## Learn More about HomeOne

- Review Chapter 4605 of the *Single-Family Seller/Servicer Guide*
- Call the Customer Support Contact Center (800-FREDDIE)