



Minimum terms to be updated for certain whole loan fixed-rate products

Effective January 1, 2019, the minimum term for certain whole loan fixed-rate products will be updated in [Pricing and Execution – Whole Loan®](#) (PE – Whole Loan). The changes are being made to further align with the MBS market.

Additionally, Fannie Mae is expanding its flexibility for best efforts commitments by allowing shorter terms to be delivered against certain fixed-rate products. Please be sure to choose the appropriate pricing grid (specified or standard) and the minimum terms set forth below in order to avoid a possible delivery edit. Changes to the delivery grids are highlighted in yellow below:

Minimum terms effect January 1				
Type	Mandatory		Best Efforts	
Product	Standard	Specified	Standard	Specified
30-Year	181	241	181	241
15-Year	85	121	85	121
20-Year	181	181	181	181
10-Year	85	n/a	85	n/a

Please contact the Capital Markets Pricing and Sales Desk with questions at 1-800-752-0257 or via email at [PE – Whole Loan support](#).