

Committing Grids in Pricing & Execution – Whole Loan

Available to all Fannie Mae sellers, enhanced whole loan committing grids in in Pricing & Execution – Whole Loan® (PE – Whole Loan®) provide greater certainty of execution, enabling you to embed the enhanced pricing into your rate sheets and best execution analysis.

Enhanced Committing Grids Available in PE – Whole Loan	
30-Year Fixed Rate – New York	20-Year Fixed Rate – 125k Max Loan Amount
30-Year Fixed Rate – Investment Property	20-Year Fixed Rate – 150k Max Loan Amount
30-Year Fixed Rate – Credit Score less than 700*	20-Year Fixed Rate – 175k Max Loan Amount
30-Year Fixed Rate – 85k Max Loan Amount	15-Year Fixed Rate – New York
30-Year Fixed Rate – 110k Max Loan Amount	15-Year Fixed Rate – Investment Property
30-Year Fixed Rate – 125k Max Loan Amount	15-Year Fixed Rate – Credit Score less than 700
30-Year Fixed Rate – 150k Max Loan Amount	15-Year Fixed Rate – 85k Max Loan Amount
30-Year Fixed Rate – 175k Max Loan Amount	15-Year Fixed Rate – 110k Max Loan Amount
30-Year Fixed Rate – 200k Max Loan Amount	15-Year Fixed Rate – 125k Max Loan Amount
30-Year Fixed Rate – 225k Max Loan Amount**	15-Year Fixed Rate – 150k Max Loan Amount
20-Year Fixed Rate – 85k Max Loan Amount	15-Year Fixed Rate – 175k Max Loan Amount
20-Year Fixed Rate – 110k Max Loan Amount	15-Year Fixed Rate – 200k Max Loan Amount**

* For credit scores of 699 or less. Loans with non-traditional credit scores are not eligible.

** Available beginning March 2, 2020

Using the Specified Pricing Grids

No action is required to access the expanded whole loan committing grids. The grids are optional; you are not required to use them. If you need extra time to update your systems and/or processes to use the new grids, we will disable them for your organization’s users on request.

View pricing in PE – Whole Loan	Available to all Fannie Mae sellers in PE – Whole Loan® for mandatory or best efforts committing. Note: Loan-level pricing adjustments (LLPAs) still apply.
Make commitment of 1 to 90 days	Execute and pair-off the commitments just like any other standard whole loan commitments, which allows you to hedge your pipeline as you do now. As always, commitments should be executed with the intent to deliver. Note: 90 days is the maximum commitment period.
Deliver loan – original loan characteristics must be within the commitment parameters	Your loan must meet the commitment parameters at delivery. Note: Loans may qualify for multiple grids but can be delivered only against one commitment.

Lender Implementation

If you need extra time to update systems and/or processes to use the expanded grids, contact pe_wholeloansupport@fanniemae.com to request that the enhanced grids be disabled. Provide seller name and each 9-digit seller/servicer number you want to turn off.



Updated Export Pricing Job Aid

The [Browse Price Export File Specifications](#) job aid for PE – Whole Loan will be updated with the new Export Product Order to assist lenders in exporting pricing with the expanded grids.

Update Your Browse Price Template in PE – Whole Loan

On March 2, be sure to [create new Browse Prices Templates](#) in PE – Whole Loan to add the new grids. This step will ensure the committing grid information is included in daily pricing reports you pull.