

Loan-Level Price Adjustment (LLPA) Matrix

This document provides the LLPAs applicable to loans delivered to Fannie. LLPAs are assessed based upon certain eligibility or other loan features, such as credit score, loan purpose, occupancy, number of units, product type, etc. Special feature codes (SFCs) that are required when delivering loans with these features are listed next to the applicable LLPAs. Not all loans will be eligible for the features or loan-to-value (LTV) ratios described in this Matrix and unless otherwise noted, FHA, VA, Rural Development (RD) Section 502 Mortgages, and HUD Section 184 Mortgages are excluded from these LLPAs. This Matrix is incorporated by reference into the *Selling Guide*, and the related *Selling Guide* provision or *Selling Guide* announcement governs if there is an inconsistency. Refer to the *Selling Guide*, *Eligibility Matrix*, and your contracts with Fannie Mae to determine loan eligibility.

Pricing Guidelines for LLPAs:

- All LLPAs are cumulative. The LLPAs apply to all loans that meet the stated criteria for the LLPA, unless otherwise noted or excluded.
- Credit score requirements are based on the "representative" credit score for the mortgage loan as defined in the *Selling Guide*. Loans delivered without any credit score will be charged under the lowest credit score range shown in each of the applicable LLPA tables. Loans delivered with more than one borrower, when one borrower has a credit score and one or more borrowers do not have credit scores, are charged according to the representative credit score (disregarding the borrower(s) without a credit score).
- All applicable LLPAs for MBS transactions will be drafted from the lender's account. All applicable LLPAs for whole loan transactions will be deducted from the loan net proceeds, as set forth in the *Selling Guide*.
- Footnotes and expiration/effective dates are important guides to the correct application and accumulation of LLPAs.
- Mortgages are subject to all applicable SFCs, in addition to any that may be indicated below.
- For loans with financed mortgage insurance, applicable LLPAs are applied based on gross LTV ratio, which is calculated after the inclusion of financed mortgage insurance.

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Table 1: All Eligible Mortgages – LLPA by Credit Score/LTV Ratio

Representative Credit Score	LTV Range									
	Applicable for all mortgages with terms greater than 15 years									
	≤ 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%	SFC
≥ 740	0.000%	0.250%	0.250%	0.500%	0.250%	0.250%	0.250%	0.750%	0.750%	N/A
720 – 739	0.000%	0.250%	0.500%	0.750%	0.500%	0.500%	0.500%	1.000%	1.000%	N/A
700 – 719	0.000%	0.500%	1.000%	1.250%	1.000%	1.000%	1.000%	1.500%	1.500%	N/A
680 – 699	0.000%	0.500%	1.250%	1.750%	1.500%	1.250%	1.250%	1.500%	1.500%	N/A
660 – 679	0.000%	1.000%	2.250%	2.750%	2.750%	2.250%	2.250%	2.250%	2.250%	N/A
640 – 659	0.500%	1.250%	2.750%	3.000%	3.250%	2.750%	2.750%	2.750%	2.750%	N/A
620 – 639	0.500%	1.500%	3.000%	3.000%	3.250%	3.250%	3.250%	3.500%	3.500%	N/A
< 620 ¹	0.500%	1.500%	3.000%	3.000%	3.250%	3.250%	3.250%	3.750%	3.750%	N/A

Table 2: All Eligible Mortgages – LLPA by Product Feature

PRODUCT FEATURE	LTV Range									
	≤ 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%	SFC
Adjustable-rate mortgage	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.250%	0.250%	0.250%	N/A
Manufactured home ²	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	235
Second home	0.000%	0.000%	0.000%	0.000%	0.000%	0.250%	0.250%	0.250%	0.250%	N/A
Investment property	2.125%	2.125%	2.125%	3.375%	4.125%	4.125%	4.125%	4.125%	4.125%	N/A

¹ A minimum required credit score of 620 generally applies to all mortgage loans delivered to Fannie Mae; refer to the *Selling Guide* and the *Eligibility Matrix* for additional details.

² Not applicable to MH Advantage properties (identified by SFC 859 in conjunction with SFC 235).



Table 2: All Eligible Mortgages – LLPA by Product Feature [continued]

PRODUCT FEATURE	LTV Range									SFC
	≤ 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%	
Cash-out refinance³										
Representative Credit Score										
≥ 740	0.375%	0.625%	0.625%	0.875%	N/A	N/A	N/A	N/A	N/A	003
720 – 739	0.375%	1.000%	1.000%	1.125%	N/A	N/A	N/A	N/A	N/A	003
700 – 719	0.375%	1.000%	1.000%	1.125%	N/A	N/A	N/A	N/A	N/A	003
680 – 699	0.375%	1.125%	1.125%	1.750%	N/A	N/A	N/A	N/A	N/A	003
660 – 679	0.625%	1.125%	1.125%	1.875%	N/A	N/A	N/A	N/A	N/A	003
640 – 659	0.625%	1.625%	1.625%	2.625%	N/A	N/A	N/A	N/A	N/A	003
620 – 639	0.625%	1.625%	1.625%	3.125%	N/A	N/A	N/A	N/A	N/A	003
< 620 ¹	1.625%	2.625%	2.625%	3.125%	N/A	N/A	N/A	N/A	N/A	003
HomeStyle Energy	-\$500									375
High-balance mortgage loan⁴										
Purchase or limited cash-out refinance	0.250%	0.250%	0.250%	0.250%	0.250%	0.250%	0.250%	0.250%	0.250%	808
Cash-out refinance ³	1.000%	1.000%	1.000%	1.000%	N/A	N/A	N/A	N/A	N/A	808
ARM (pricing based on higher of LTV or CLTV)	0.750%	0.750%	0.750%	1.500%	1.500%	1.500%	1.500%	1.500%	1.500%	808

³ Not applicable to student loan cash-out refinances (identified by SFC 841).

⁴ LLPAs for general loan limits per this Matrix also apply.



Table 2: All Eligible Mortgages – LLPA by Product Feature [continued]

PRODUCT FEATURE	LTV Range									SFC
	≤ 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	>97.00%	
Multiple-unit property										
2 unit property	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%	N/A
3-4 unit property	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%	N/A
Condominium⁵	Applicable for all mortgages with terms greater than 15 years									
	0.000%	0.000%	0.000%	0.750%	0.750%	0.750%	0.750%	0.750%	0.750%	N/A

Table 3: Mortgages with Subordinate Financing^{6,7}

All mortgages where the CLTV exceeds the LTV		0.375%		SFC
Applicable for all mortgages that meet these LTV and CLTV ranges and credit score requirements (the LLPAs below are in addition to the LLPA above)				
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720	SFC
≤ 65.00%	80.01% – 95.00%	0.500%	0.250%	N/A
65.01% – 75.00%	80.01% – 95.00%	0.750%	0.500%	N/A
75.01% – 95.00%	90.01% – 95.00%	1.000%	0.750%	N/A
75.01% – 90.00%	76.01% – 90.00%	1.000%	0.750%	N/A
≤ 95.00%	95.01% – 97.00%	1.500%		N/A

⁵ Not applicable to cooperatives or detached condominium units (identified by SFC 588).

⁶ If the subordinate financing is a Community Seconds[®] loan, these LLPAs do not apply (identified by SFC 118). Refer to the *Eligibility Matrix* for maximum CLTV ratios for loans with Community Seconds.

⁷ The LLPAs in this table are based on the CLTV, which does not include the undrawn portion of a home equity line of credit.



Table 4: Minimum Mortgage Insurance Coverage Option (Not applicable to High LTV Refinance)

Representative Credit Score	LTV Range			
	80.01 – 85.00% ⁸	85.01 – 90.00% ⁸	90.01 – 95.00%	95.01 – 97.00%
≥ 740	0.125%	0.375%	0.500%	1.000%
720 – 739	0.125%	0.625%	0.875%	1.250%
700 – 719	0.125%	0.750%	0.875%	1.250%
680 – 699	0.125%	0.750%	0.875%	1.750%
660 – 679	0.750%	1.250%	1.750%	2.125%
640 – 659	1.250%	1.750%	2.000%	2.375%
620 – 639	1.750%	2.000%	2.250%	2.750%
< 620 ¹	2.000%	2.250%	2.500%	3.000%

Table 5: HomeReady Mortgage Loans (Not applicable to High LTV Refinance)

Cumulative LLPA Caps

If the sum of all applicable LLPAs exceeds the caps listed below, the excess will be waived at delivery, except as follows: LLPAs for Minimum Mortgage Insurance Coverage Option (Table 4) are in addition to the LLPA caps

PRODUCT FEATURE	LLPA Caps	SFC
LTV > 80% and credit score ≥ 680	0.000%	900
All other LTV ratios and credit score combinations	1.500%	900
PRODUCT FEATURE	LLPA	SFC
Housing counseling	-\$500	184

⁸ Applies only to FRM loans with amortization terms >20 years, all ARMS, and loans securing manufactured housing with terms ≤ 20 that are not MH Advantage properties. See the *Selling Guide* for additional information about minimum mortgage insurance coverage.



Table 6: High LTV Refinance Mortgage Loans

If the sum of all applicable LLPAs exceeds the caps listed below, the excess will be waived at delivery.

Occupancy	Units	Low Range LTV Ratios Cumulative LLPAs from Tables 1 – 3 (No LLPA Caps)	Intermediate Range LTV Ratios Cumulative LLPAs from Tables 1 – 3 up to the Applicable Cap			High Range LTV Ratios Cumulative LLPAs from Tables 1 – 3 up to the Applicable Cap		
			LTV Range	LLPA Caps Amortization Term <=15 yr	LLPA Caps Amortization Term >15 yr	LTV Range	LLPA Caps Amortization Term <=15 yr	LLPA Caps Amortization Term >15 yr
Principal residence	1 unit	97.01 – 105.00%	105.01 – 115.00%	0.75%	2.00%	>115.00%	0%	0.75%
Principal residence	2 units	85.01 – 90.00%	90.01 – 100.00%	0.75%	2.00%	>100.00%	0%	0.75%
Principal residence	3-4 units	75.01 – 80.00%	80.01 – 90.00%	0.75%	2.00%	>90.00%	0%	0.75%
Second home	1 unit	90.01 – 95.00%	95.01 – 105.00%	2.00%	3.00%	>105.00%	1.50%	2.00%
Investment property	1-4 units	75.01 – 80.00%	80.01 – 90.00%	2.00%	3.00%	>90.00%	1.50%	2.00%

Table 7: Loans in Forbearance Due to COVID-19*

PRODUCT FEATURE	Eligible Transactions	LLPA	SFC
First-time homebuyer	Purchase or limited cash-out refinance	5.000%	919
All other loans	Purchase or limited cash-out refinance	7.000%	919

Note: Loans must be delivered to Fannie Mae by Oct. 31, 2020 (whole loans) or included in MBS pools with issue dates of Oct. 1, 2020. For additional information on effective dates, see [LL-2020-06](#).

*These LLPAs are in addition to the LLPA caps in Tables 5 and 6 and will therefore always be charged.



LLPA Matrix Change Tracking Log

The information in the table below summarizes major changes only and may not represent a comprehensive description of all changes made to the Matrix. In addition, the information below is provided as a convenience only, and should not be relied upon for the purposes of obtaining actual LLPA values. Always refer to the related Announcement or Lender Letter for the *explanation and details of the particular change*.

Summary of Changes Beginning 10/24/2016		
Date	Announcement/ Lender Letter	Changes Made
10/24/16	Announcement SEL-2016-08	<ul style="list-style-type: none"> Add LLPA credit for pre-purchase housing counseling. Remove references to MyCommunityMortgage (MCM), now discontinued.
03/28/17	Announcement SEL-2016-08	<ul style="list-style-type: none"> Updated footnote 3 to add a reference to site condominiums (identified by SFC 917).
03/28/17	Announcement SEL-2017-02	<ul style="list-style-type: none"> Updated Product Feature from “Pre-purchase housing counseling” to “Housing counseling.”
04/25/17	Announcement SEL-2017-04	<ul style="list-style-type: none"> Added new footnote 2 to reference student loan cash-out refinances (identified by SFC 841). Updated footnote numbers accordingly.
07/25/17	Announcement SEL-2017-06	<ul style="list-style-type: none"> Added LLPA for ARMs with LTVs greater than 90% in Table 2. Added LLPA for High-balance mortgage loans ARMs with LTVs greater than 90%.
05/22/18	Lender Letter LL-2018-02	<ul style="list-style-type: none"> Added High LTV Refinance LLPAs.
06/05/18	Announcement SEL-2018-05	<ul style="list-style-type: none"> Added reference to MH Advantage in new footnote 2. Removed reference to site condos in footnote 5. Updated footnote numbers accordingly.
04/08/19	Lender Letter LL-2019-04	<ul style="list-style-type: none"> Added LLPA for Second Homes with LTVs greater than 85% in Table 2. Removed references to redelivery of balloon loans from first paragraph and Table 2.
10/02/19	Announcement SEL-2019-07	<ul style="list-style-type: none"> Removed DU Refi Plus™ / Refi Plus™ References
04/22/20	Lender Letter LL-2020-06	<ul style="list-style-type: none"> Added requirements for the delivery of loans in forbearance due to COVID-19.
05/19/20	Lender Letter LL-2020-06	<ul style="list-style-type: none"> Extended the effective dates for delivery of loans in forbearance due to COVID-19.
06/11/20	Lender Letter LL-2020-06	<ul style="list-style-type: none"> Extended the effective dates for delivery of loans in forbearance due to COVID-19.
07/31/20	Lender Letter LL-2020-06	<ul style="list-style-type: none"> Extended the effective dates for delivery of loans in forbearance due to COVID-19.