

Lender Letter (LL-2024-01)

Updated Dec. 5, 2024

To: All Fannie Mae Single-Family Sellers HomeReady Product Enhancement

To continue to support homeownership opportunities for creditworthy very low-income borrowers, we are announcing a temporary enhancement to our HomeReady® product. This enhancement includes a \$2,500 loan-level price adjustment credit for very low-income purchase borrowers (VLIP) that can be used for down payment and closing costs.

Dec. 5

We are extending the \$2,500 loan-level price adjustment credit for one additional year and updating eligibility to require at least one borrower to be a first-time homebuyer.

Effective: This credit will be effective for whole loans purchased (“Purchase Ready” status in Loan Delivery) through Feb. 28, 2026 and for loans delivered into MBS with issue dates through Feb. 1, 2026.

Note: Fannie Mae will continue to accept deliveries of loans with this credit that do not include a first-time homebuyer for whole loans purchased (“Purchase Ready” status in Loan Delivery) through Feb. 28, 2025 and for loans delivered into MBS with issue dates through Feb. 1, 2025. After these dates, the LLPA credit will only be available on loans that include a first-time homebuyer.

\$2,500 credit for very low-income purchase HomeReady borrowers

To address some of the barriers to entry for very low-income borrowers, we are temporarily offering a \$2,500 LLPA credit to certain eligible HomeReady borrowers. The following requirements apply:

Borrower and Loan Eligibility Requirements	
Underwriting requirements	<ul style="list-style-type: none"> The loan must be an eligible HomeReady purchase loan (underwritten in Desktop Underwriter® (DU®) or manually underwritten). The borrower(s) must have total qualifying income less than or equal to 50% of the applicable area median income (AMI) limit for the subject property’s location. At least one borrower on the loan must be a first-time homebuyer.
Minimum borrower contribution	<ul style="list-style-type: none"> The full amount of the credit must be applied to reimburse the lender for funds provided directly by the lender to the borrower through the transaction, such as being applied to down payment and closing costs, including escrows and mortgage insurance premiums. The credit may be used to satisfy the 3% minimum contribution for all loans secured by one-unit properties or loans secured by two- to four-unit properties with LTV ratios less than or equal to 80% – all additional funds must comply with the <i>Selling Guide</i> requirements for source of funds. For loans secured by two- to four-unit properties with LTV ratios greater than 80%, the credit may be applied to down payment after the 5% minimum contribution is met in accordance with our Guide.



Borrower and Loan Eligibility Requirements	
Loan Delivery and Pricing Requirements	
Delivery requirements	<ul style="list-style-type: none">▪ The loan must be delivered with the following Special Feature Codes:<ul style="list-style-type: none">• 900 HomeReady loan, and• 884 HomeReady VLIP LLPA Credit.▪ Instructions for how to reflect the funds in DU and delivery systems can be found in the HomeReady VLIP LLPA Credit Job Aid.
Pricing	<ul style="list-style-type: none">▪ The lender must provide a \$2,500 credit to the borrower, which we will then reimburse to the lender through the standard LLPA credit process.▪ The standard LLPA waiver for HomeReady loans continues to apply in addition to this new credit. For additional information see the LLPA Matrix.▪ This new LLPA credit will not apply to certain negotiated programs.

Lenders may contact their Fannie Mae Account Team if they have questions about this Lender Letter. Have guide questions? Get answers to all your policy questions, straight from the source. [Ask Poli](#).