



To: All Customers **From:** Secondary Marketing
Date: 09/09/21 **Memo#:** 21126
Subject: **New FHA FICO LLPA**

Flagstar Bank is pleased to announce that effective for new locks as of Friday, September 10, 2021, we are implementing a new FHA FICO ≥ 680 price improvement loan level price adjustment of +0.100. It will apply to FHA only and is addition to any existing FICO LLPAs.

DESCRIPTION	PRICE
FHA FICO ≥ 680	+0.100

We have also compiled a list of common questions that are asked following a pricing announcement

FREQUENTLY ASKED QUESTIONS	
QUESTION	ANSWER
What if a loan was locked prior to the effective date of these new LLPA's, but then I allow the lock to expire later and relock? Will these new LLPA's apply?	The LLPA's are based on pricing date, when an expired loan is priced to the current market the new adjustments will apply. The new LLPA's will not apply for locks extended prior to expiration date or when original pricing date is worst case for the relock.
If I take advantage of a float down option either before or after lock expiration, will these new LLPA's apply?	Yes, in the case of a float down, the new LLPA's will apply whether done prior to or after lock expiration.