



To: All Customers **From:** Flagstar Bank
Date: 11/10/21 **Memo #:** 21151
Subject: **Freddie Mac Home Possible Changes**

Effective Monday, November 15, 2021, Flagstar Bank will implement increased LTV/TLTV limits for certain two, three and four-unit property transactions under the *Freddie Mac Home Possible program*, [Doc. #5335](#) according to the updates announced in Freddie Mac Bulletin 2021-29.

- Standard balance (i.e., non-Super Conforming) 2-4-unit transactions under fixed-rate products will be increased from 85% to 95%
- Standard balance 2-unit transactions under ARM products will be increased from 85% to 95%; 3-4-unit transactions under ARM products will remain unchanged
- The maximum total loan-to-value (TLTV) ratio for 2-4-unit standard balance fixed-rate transactions and two-unit standard balance ARMs involving an Affordable Second will increase from 95% to 105%
 - The minimum borrower contribution for transactions with a TLTV > 95% will be 3%
- Home Possible Super Conforming eligibility guidelines will remain unchanged

CUSTOMER SUPPORT

If you have questions, please email underwritingsupport@flagstar.com or call the underwriting support desk at (866) 945-9872.