



To: All Correspondent Customers **From:** Secondary Marketing
Date: 11/10/21 **Memo#:** 21156
Subject: **Agency Enhanced Credit LLPA Update**

Flagstar Bank is pleased to announce that effective for new locks as of Monday, November 15, 2021, we will be expanding the allowable FICO score on the agency Enhanced Credit price improvement LLPA from ≥ 760 to ≥ 700 .

Agency conforming loans (nonHiBal) with $\leq 80\%$ LTV, ≥ 700 FICO, and loan amount \geq \$200,000 and \leq \$625,000 add 0.200 to price.

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.