

Affordable Homeownership Solutions



Welcome to the Future of Home

Freddie Mac is leading the future of home. We're opening more doors, paving new paths and creating more affordable, equitable and sustainable opportunities to make home possible for today's and tomorrow's borrowers.

We're challenging ourselves and our Sellers and industry partners within the affordable ecosystem to collaborate, discuss and innovate. We offer innovative mortgage solutions and technologies that are making an impact on — and reshaping — the affordable lending landscape.





Through our continuous support in all market conditions, we're helping to bridge the homeownership gap and make homeownership attainable and sustainable — especially in underserved communities.



MORTGAGE OFFERINGS



Enable lending opportunities for first-time homebuyers, diverse populations and very low- to moderate-income borrowers.

BUSINESS SOLUTIONS



Provide services, resources, tools and technologies that enable borrowers to choose the best possible loan option and make the process simpler and faster for mortgage professionals.

HOMEOWNERSHIP EDUCATION



Empower housing professionals with solutions for their stakeholders through outreach, training and educational resources to prepare for homeownership.

RESOURCES



Explore the wealth of information that Freddie Mac has to offer, which includes featured tools, industry research, trainings and other valuable learning opportunities.



Mortgage Offerings

Freddie Mac mortgage offerings provide financing options and alternatives to very low-, low- and moderate-income borrowers. Our offerings help overcome down payment barriers by realizing opportunities through manufactured housing, refinancing, renovation financing and energy-efficient properties — especially in underserved communities.



Home Possible® Mortgage

What Is It? Purchase, “no cash-out” refinance

Who Is It For? Very low- to low-income borrowers, first-time homebuyers, move-up borrowers, retirees and borrowers desiring a low down payment solution with flexible sources of funds.

How Does It Make Home Possible? The Home Possible mortgage offers more options and credit flexibilities to help very low- to low-income borrowers attain the dream of owning a home.

Product Highlights:

- Provides a low 3% down payment option.
- Total qualifying income limit is 80% of area median income (AMI).
- Borrowers can have additional financed properties.
- Non-occupant co-borrowers may help borrowers qualify for a 1-unit property.
- Many types of down payment sources are acceptable with Home Possible, including family, employer-assistance programs, secondary financing and sweat equity.
- At 20% equity, borrowers may cancel mortgage insurance to reduce monthly mortgage payments and potentially save money over the life of the loan.
- Eligible for credit fee cap. Review [Exhibit 19A](#) for more information.

Learn More: sf.freddiemac.com/homepossible





HomeOne® Mortgage

What Is It? Purchase, “no cash-out” refinance

Who Is It For? First-time homebuyers

How Does It Make Home Possible? The HomeOne mortgage helps first-time homebuyers who exceed Home Possible income limits to overcome down payment concerns and offers important flexibilities to accommodate borrower needs.

Product Highlights:

- Provides a low 3% down payment option.
- Has no geographic or income limits for eligible borrowers.
- Requires homeownership education when all borrowers are first-time homebuyers (one borrower must complete course).
- Requires all borrowers to occupy the property as their primary residence.

Learn More: sf.freddie.mac.com/homeone

HFA Advantage® Mortgage

What Is It? Purchase, “no cash-out” refinance

Who Is It For? First-time homebuyers, repeat homebuyers

How Does It Make Home Possible? The HFA Advantage mortgage offers enhanced flexibility for maximum financing and added features to provide a robust solution for HFAs.

Product Highlights:

- HFAs establish their own income and down payment limits.
- Homebuyer education per HFA program or CreditSmart® Homebuyer U.
- Permits the delivery of HFA Advantage mortgages secured by 1- to 4-unit primary residences.
- Permits the delivery of HFA Advantage mortgages secured by manufactured homes.
- Non-occupant borrower(s) allowed.
- Offered exclusively to housing finance agencies (HFAs) seeking strategic solutions to expand homeownership opportunities.

Learn More: sf.freddie.mac.com/hfaadvantage





CHOICEHome® Mortgage

What Is It? Manufactured housing, refinance, purchase, cash-out refinance

Who Is It For? First-time homebuyers, borrowers with low- to moderate-income, homeowners looking to age in place

How Does It Make Home Possible? The CHOICEHome mortgage offers conventional site-built financing for real-property factory-built homes. Energy-efficient, environmentally friendly and cost-effective, manufactured homes help a wide range of homebuyers become homeowners.

Product Highlights:

- Has the features of site-built homes, allowing lenders to apply the same underwriting parameters they use for site-built homes.
- Appraisals use comparable site-built sales when no CHOICEHome sales are available.
- Financed with as little as 3% down payment with Home Possible, HFA Advantage and HomeOne mortgages. Also financed using our construction conversion mortgages.
- Built to the HUD Code for home construction, installation and setup. Lenders must still follow local and state laws for titling manufactured homes as real estate.
- Eligible for credit fee cap. Review [Exhibit 19A](#) for more information.

Learn More: sf.freddiemac.com/choicehome

CHOICERenovation® Mortgage

What Is It? Renovation, purchase, “no cash-out” refinance

Who Is It For? First-time homebuyers, low- and moderate-income borrowers, homeowners looking to age in place or multigenerational families in need of living space customization

How Does It Make Home Possible? The CHOICERenovation mortgage allows lenders to deliver loans to Freddie Mac where the borrower uses the loan proceeds to pay for the renovations. It supports renovation financing and provides a cost-effective conventional mortgage solution for borrowers. Offer more flexibility to borrowers by combining CHOICERenovation financing with any of our eligible fixed-rate and adjustable-rate mortgages, in addition to Home Possible, HomeOne, HFA Advantage and super conforming mortgages.

Product Highlights:

- Enables borrowers to purchase a home and finance the cost of renovations with a single-close mortgage, saving them time and money.
- Addresses the increasing demand for cost-effective, aging in place housing solutions, especially for those borrowers who rely on savings to pay for improvements.
- Allows loans to be delivered prior to the completion of renovation projects through our CHOICERenovation term of business.
- Allows homeowners and homebuyers the opportunity to finance their renovations and increase the value of an older home.
- Eligible for credit fee cap. Review [Exhibit 19A](#) for more information.

Learn More: sf.freddiemac.com/choicerenovation





CHOICEReno eXpress® Mortgage

What Is It? Purchase, “no cash-out” refinance

Who Is It For? Low- and moderate-income borrowers, first-time homebuyers, move-up borrowers

How Does It Make Home Possible? The CHOICEReno eXpress renovation mortgage enables an additional financing option for borrowers who are looking to finance smaller-scale home renovations. CHOICEReno eXpress mortgages can be sold to Freddie Mac prior to completion of the renovations without recourse, provided certain requirements are met.

Product Highlights:

- CHOICEReno eXpress can be combined with Home Possible, HomeOne, HFA Advantage and super conforming mortgages with down payments as low as 3%.
- Eligible properties include 1- to 4-unit primary residences, manufactured homes (including those that are certified CHOICEHome), 1-unit second homes, 1-unit investment properties, units located in planned unit developments (PUDs), condominiums and cooperatives.
- Eligible for credit fee cap. Review [Exhibit 19A](#) for more information.

Learn More: sf.freddiemac.com/choicereno-express



GreenCHOICE Mortgages®

What Is It? Energy-efficient home renovations, refinance, purchase, renovation

Who Is It For? Borrowers who want to finance the cost of energy-efficient improvements and enjoy the benefits of an energy efficient home, which may include lower utility costs

How Does It Make Home Possible? GreenCHOICE Mortgages enable borrowers to finance energy and water efficiency improvements or finance future improvements and repairs on a new home purchase, helping more families attain and maintain home affordability.

Product Highlights:

- Enables energy-efficient improvements to be financed with multiple products, property types and financing terms up to 30 years to provide greater affordability for borrowers.
- Can be combined with the flexibilities of a Home Possible mortgage to offer borrowers additional affordable financing opportunities.
- Eligible for credit fee cap. Review [Exhibit 19A](#) for more information.

Learn More: sf.freddiemac.com/greenchoice





Community Land Trust (CLT) Mortgage

What Is It? Shared equity homeownership option, purchase, “no cash-out” refinance, cash-out refinance

Who Is It For? Borrowers looking for additional options to finance homes for sustainable homeownership

How Does It Make Home Possible? A community land trust (CLT) mortgage allows CLTs and lenders to provide access to credit to more families with low and moderate incomes. The CLT offering can preserve affordability over time, keep affordable homes and diversify the mortgage products that homebuyers and homeowners can access for purchase and refinance.

Product Highlights:

- Simplifies requirements for evaluating CLTs.
- Clarifies requirements for appraising leasehold interests.
- Eligible for credit fee cap. Review [Exhibit 19A](#) for more information.

Learn More: sf.freddiemac.com/community-land-trust-clt-mortgages

Home Possible® Sweat Equity

Solution Type: Borrower support

Who Is It For? Low- and moderate-income borrowers

How Does It Make Home Possible? Home Possible sweat equity requires as little as 3% down on 1-unit Home Possible loans. Sweat equity is a credit for labor performed and/or materials provided by the borrower before closing on the property and is considered equivalent to a borrower’s personal funds. With a loan-to-value (LTV) ratio up to 97%, it allows borrowers to use sweat equity to cover some or all of their down payment and closing costs or complete a major renovation that would provide a significant down payment on the home purchase.

Solution Highlights:

- Supports and promotes the renovation needs of aging homes.
- Provides an alternative to a cash down payment.
- Allows homebuyers who work with their hands to make some or all of their down payment with their construction skills instead of cash.

Learn More: sf.freddiemac.com/sweat-equity-overview

HeritageOneSM Mortgage

What Is It? First-lien, conventional, fixed-rate mortgage that is fully amortizing, with a term not greater than 30 years, purchase, “no cash-out” refinance

Who Is It For? Borrowers who are members of federally recognized Native American tribes living in tribal areas

How Does It Make Home Possible? With HeritageOne, borrowers have access to conventional financing for various types of land ownership interests (e.g., tribal trust land, allotted trust land, unrestricted or restricted fee simple land, etc.) and for homes located within eligible Native American tribes’ tribal areas.

Product Highlights:

- Access standardized mortgage guidelines and guidance from Freddie Mac to navigate the challenges of lending in tribal areas.
- Offer financing for multiple residential property types, including condominiums and manufactured homes.
- Meet market demand for more financing solutions for this historically underserved market and contribute to making housing more affordable and accessible.
- Offers a credit to offset any appraisal costs.
- Offers a down payment as low as 3%.

Learn More: sf.freddiemac.com/HeritageOne





Refi Possible®

What Is It? Refinance

Who Is It For? Very low-, low- and moderate-income homeowners with Freddie Mac-owned mortgages

How Does It Make Home Possible? The Refi Possible mortgage offers greater flexibility and expanded eligibilities to support borrowers looking to increase their savings and lower their monthly mortgage payments and principal interest rates to sustain homeownership to continue building generational wealth.

Product Highlights:

- Must meet ≤ 100% of area median income (AMI).
- Requires maximum debt-to-income (DTI) ratio of 65%.
- No minimum Indicator Score required.
- No maximum financing closing cost caps.
- The refinance transaction results in a first lien mortgage interest rate reduction of at least 50 base points and a reduction in the borrowers first lien monthly principal, interest and mortgage insurance (if applicable) payment amount.

Learn More: sf.freddiemac.com/refi-possible

Affordable Seconds®

What Is It? Secondary financing provided by the Seller or by an agency, credit union or community development financial institution (CDFI) that did not originate the loan but has an established secondary financing or financial assistance program

Who Is It for? First-time homebuyers, low- to moderate-income borrowers, borrowers eligible for public or non-profit funds, borrowers who need flexibility on sources of down payments and associated costs

How Does It Make Home Possible? Freddie Mac will purchase loans with Affordable Seconds, which provides more flexibility for lenders and borrowers. Collaboration with public agencies and nonprofit organizations increases funding sources so more borrowers can be assisted in their homeownership journey.

Product Highlights:

- Proceeds from the Affordable Seconds may be used toward the down payment or closing costs.
- Can be combined with Home Possible, manufactured homes and CHOICEHome mortgages for added flexibility.
- Can help lenders meet Community Reinvestment Act (CRA) goals and reduce processing costs.

Learn More: sf.freddiemac.com/working-with-us/origination-underwriting/mortgage-products/affordable-seconds

FOR MORE INFORMATION VISIT:
sf.freddiemac.com/affordable-lending-solutions



Business Solutions

Freddie Mac provides innovative technology, services and partnership solutions to enable a faster, simpler and less expensive way to make home possible.



DPA One®

Solution Type: Down payment assistance (DPA) platform

Who Is It For? Lenders, loan officers and other housing professionals

How Does It Make Home Possible? Helps lenders match available DPA programs to borrowers who need financial assistance to purchase a home.

Solution Highlights:

- Easily enter client eligibility parameters.
- Receive appropriately matched programs in real time with ability to view and compare up to three matches.
- Download results to share with clients for easy reference.

Learn More: dpaone.freddiemac.com

Loan Product Advisor® (LPASM)

- **Solution Type:** Risk assessment tool
- **Who Is It For?** Lenders
- **How Does It Make Home Possible?** LPA is Freddie Mac's automated underwriting system (AUS), a risk assessment tool designed to assist in lending decisions. Its innovative capabilities improve the borrower experience while lowering costs and reducing cycle times.
- **Solution Highlights:**
 - Helps identify quality loans and provides a consistent and objective assessment every time.
 - Provides superior risk assessment capabilities that help predict a borrower's ability to repay a loan.
 - Determines eligibility for relief from certain collateral, income and/or asset representations and warranties on certain mortgages.

Learn More: sf.freddiemac.com/lpa



Loan Product Advisor — Rent Payment History

Solution Type: A capability that considers on-time rent payments in the LPA credit risk assessment and helps expand access to credit for first-time homebuyers.

Who Is It For? Lenders

How Does It Make Home Possible? Lenders can submit an asset verification report that includes the account from which the borrower pays rent for their current housing expense. LPA will assess the report and when it can identify a positive history for rent, it will include the payment history in the credit assessment.

Solution Highlights:

- Increases access to credit for underserved but qualified borrowers who have a verified history of managing rent payments responsibly.
- Only positively affects the LPA assessment.

Learn More: sf.freddiemac.com/docs/pdf/fact-sheet/rent-payment-history-lpa.pdf

Loan Product Advisor — Borrower Cash Flow Assessment

- **Solution Type:** A capability that considers positive cash flow in the LPA credit risk assessment.
- **Who Is It For?** Lenders
- **How Does It Make Home Possible?** Lenders can submit an asset verification report that includes as many bank accounts as the borrower would like to link. LPA will assess the report to identify certain patterns in the transaction history and when positive cash flow is identified, it may positively impact the credit enhancements.
- **Solution Highlights:**
 - Increases access to credit for underserved but qualified borrowers.
 - Only positively affects the LPA assessment.

Learn More: sf.freddiemac.com/docs/pdf/fact-sheet/borr-cash-flow-lpa-assess.pdf





Loan Product Advisor — Automated Collateral Evaluation (ACE) Appraisal Waivers

Solution Type: Collateral evaluation option

Who Is It For? Lenders

How Does It Make Home Possible? ACE leverages proprietary models, 40 years of historical data and public records to allow lenders to underwrite certain loans without a traditional appraisal, which accelerates the loan closing process and saves borrowers money.

Solution Highlights:

- Saves 7–10 days or more without a traditional appraisal for faster closing.
- Saves \$300–\$700 with no appraisal fee.
- Provides immediate certainty; loans are automatically eligible for collateral representation and warranty relief.

Learn More: sf.freddiemac.com/ace

Loan Product Advisor — ACE+ Property Data Report (PDR)

Solution Type: Collateral valuation offering that allows lenders to originate eligible loans without an appraisal.

Who Is It For? Lenders, appraisal management companies

How Does It Make Home Possible? Another option for lenders to receive value rep and warranty relief, decrease borrower costs and turn times and alleviate appraiser capacity.

Solution Highlights:

- Transaction types include purchases, “no cash-out” and cash-out refinances.
- Additional property information is physically collected on-site by trained data collectors using the proprietary Freddie Mac PDR dataset, in lieu of an appraisal.
- Lenders can use the Beyond ACE (bACE) application programming interface (API) to improve efficiency and data quality.

Learn More: sf.freddiemac.com/tools-learning/loan-advisor/our-solutions/ace-pdr



Loan Product Advisor — Asset and Income Modeler (AIM)

Solution Type: A capability that provides you with the confidence of representation and warranty relief for accuracy of the income calculation and integrity of the data.

Who Is It For? Lenders

How Does It Make Home Possible? AIM automates the assessment of borrower assets, income and employment. By leveraging the expertise of designated third-party service providers, AIM helps deliver a simpler, more efficient loan origination process.

Solution Highlights:

- Helps reduce costs, effectively assesses credit risk, improves efficiency and delivers a better borrower experience.
- Reduces the paper chase and offers income representation and warranty relief, saving you and your borrowers time.
- Helps minimize manual processes and improve loan quality.

Learn More: sf.freddiemac.com/aim

FOR MORE INFORMATION VISIT:
sf.freddiemac.com/tools-learning/loan-advisor/overview



Home Possible® Income and Property Eligibility Tool

Solution Type: Product eligibility tool

Who Is It For? Lenders, loan officers

How Does It Make Home Possible? The Home Possible Income and Property Eligibility Tool quickly verifies if a borrower may qualify for a Home Possible mortgage based on the property location and the borrower’s qualifying income.

Solution Highlights:

- Delivers an easy and quick means of identifying a borrower’s income eligibility.
- Provides additional information for a desired property, including the census tract.

Learn More: sf.freddiemac.com/working-with-us/affordable-lending/home-possible-eligibility-map

Area Median Income and Property Eligibility Tool

Solution Type: Product eligibility tool

Who Is It For? Underwriters, loan officers and borrowers

How Does It Make Home Possible? Assists stakeholders with determining certain property-based data points including the area median income limits, high cost area designations, and more.

Solution Highlights:

- Delivers an easy and quick means of identifying a borrower’s income eligibility.
- Provides additional information for a desired property, including the census tract.

Learn More: sf.freddiemac.com/working-with-us/affordable-lending/area-median-income-and-property-eligibility-tool



Refi Possible® Income and Property Eligibility Tool

Solution Type: Product eligibility tool

Who Is It For? Underwriters, loan officers and borrowers

How Does It Make Home Possible? The Refi Possible Income and Property Eligibility Tool verifies if a borrower qualifies for a Freddie Mac Refi Possible mortgage based on the property location and the borrower's qualifying income.

Solution Highlights:

- Delivers an easy and quick means of identifying a borrower's income eligibility.
- Provides additional information for a desired property, including the census tract.

Learn More: sf.freddiemac.com/working-with-us/affordable-lending/refi-possible-eligibility-tool

Affordable Solutions Application Programming Interfaces (APIs)

Solution Type: Product eligibility tool

Who Is It For? Lenders, loan officers

How Does It Make Home Possible? Our APIs (Income Limits and Affordable Check) offer an early view (pre-AUS) of eligibility for Freddie Mac affordable loan products with just preliminary loan data. With this information, guidance can be given to very low-, low- and moderate-income borrowers early in the process to help them choose their optimal mortgage.

Solution Highlights:

- Makes more informed loan product decisions.
- Simplifies the process of determining eligibility for affordable loan products.
- Quickly identifies loans that qualify for the super conforming credit fee waiver.

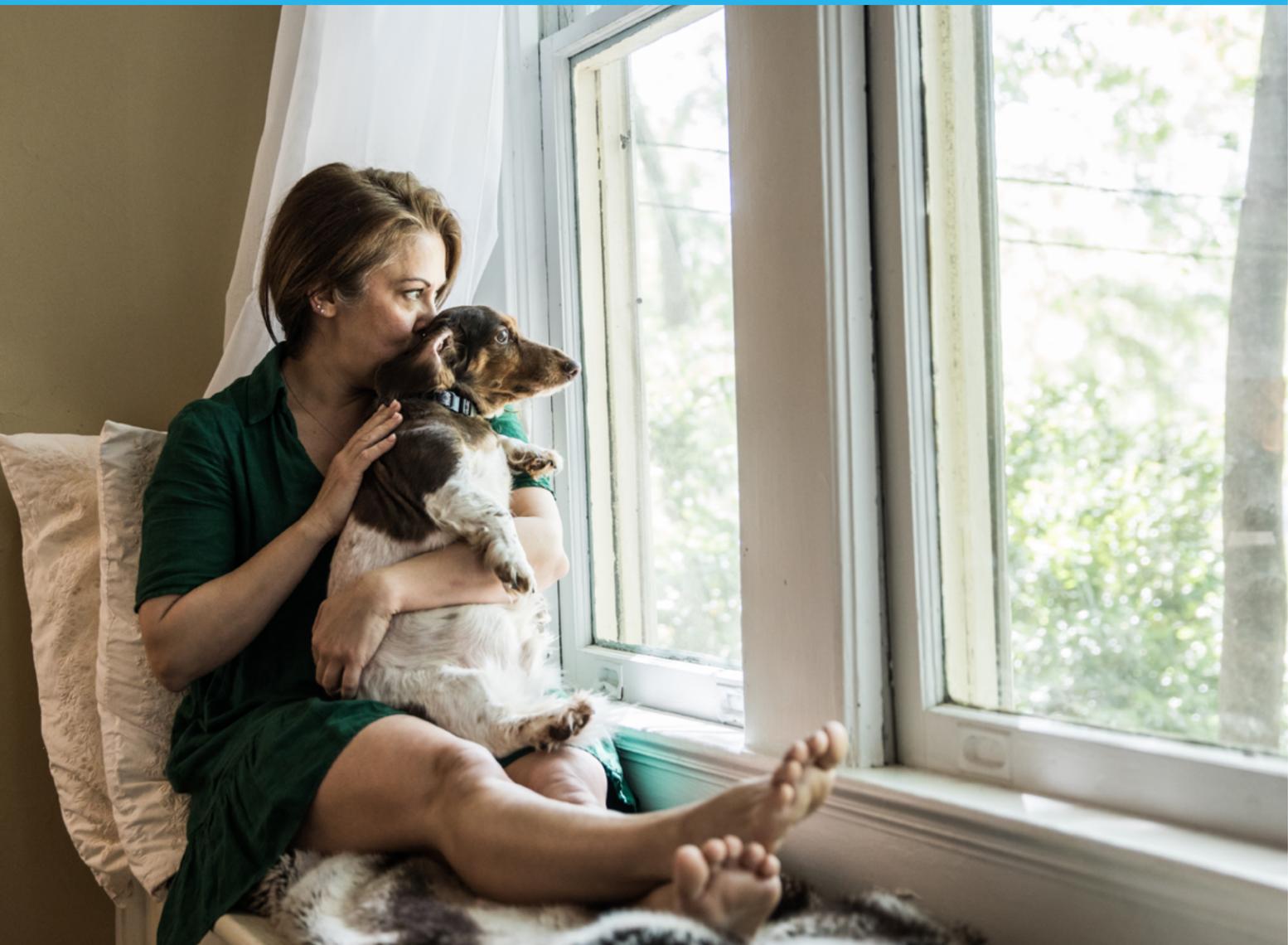
Learn More: sf.freddiemac.com/tools-learning/apis/origination-apis

FOR MORE INFORMATION VISIT:
sf.freddiemac.com/affordable-lending-solutions



Homeowner Education

Through outreach, educational resources and events, we're demystifying the mortgage process. We offer solutions to common homeownership barriers and encourage financial and ownership preparation to make the dream of home possible and sustainable in the event of financial adversity.



CreditSmart®

Who Is It For? First-time homebuyers, current homeowners, renters and those seeking ways to improve their financial health.

How Does It Make Home Possible? CreditSmart is a suite of financial capability and homeownership education resources that offers a mix of learning modules, curricula and courses. These free educational resources are designed to inform and empower users through different stages of their journey.

Resource Highlights:

Delivers education through five unique learning paths:

- CreditSmart Essentials: A customizable learning path for every stage of homeownership, covering topics such as credit, money management and home purchase preparation. Available in English and Spanish.
- CreditSmart Homebuyer U: An interactive learning path for those who need a certificate to qualify for a Home Possible, HomeOne or HFA Advantage mortgage. Available in English and Spanish.
- CreditSmart Coach: Bring the power of CreditSmart to your communities by becoming a certified facilitator. This interactive financial capability training program gives you the skills and resources to help your clients reach their financial goals.
- CreditSmart Military: A learning curriculum with the unique needs of active-duty military members and Veterans in mind.
- CreditSmart Multilingual: CreditSmart materials made available in Spanish, Chinese, Vietnamese and Korean.

Learn More: creditsmart.freddie.mac.com



A Seat at the Closing TableSM

Who Is It For? Loan officers, mortgage brokers and housing professionals who want to expand their portfolio and close the homeownership gap for minority borrowers.

How Does it Make Home Possible? This self-guided training series provides proven tips and customizable templates for housing professionals who want to break into underserved markets, develop effective borrower scripting and partner with industry professionals to help bring more clients to the closing table.

Resource Highlights:

- Five-minute video training modules
- Job aids and customizable templates
- Digital experience with links to Freddie Mac equitable housing resources
- Equitably SpeakingSM podcast series

Learn More: sf.freddiemac.com/LOTraining

My Home by Freddie Mac[®]

Who Is it For? First-time homebuyers, current homeowners and renters.

How Does It Make Home Possible? My Home provides a centralized, one-stop resource hub to help those who rent, own or plan to buy in making informed decisions with a wealth of tools, resources, calculators, insights and connections to trusted resources.

Resource Highlights:

- Provides step-by-step guidance through the homebuying process, starting with understanding finances and what a homebuyer can afford, calculating down payment needs and finding the right team to work through closing on a mortgage loan.
- Explains refinancing, how it works, associated costs and how to successfully work with a lender.
- Explains how to manage the responsibilities, maintenance and costs associated with successful homeownership.

Learn More: myhome.freddiemac.com



Resources

Powerful aids to help you find solutions and trusted information to make home possible.



News and Insights

Read the latest news and insights to keep on top of recent trends, Freddie Mac expert perspectives and affordable lending updates.

Learn More: sf.freddiemac.com/news-insights

Subscription Center

Get targeted informational emails on Single-Family news, updates, alerts and new training and education opportunities.

Learn More: sf.freddiemac.com/about/single-family/subscription-center

Wealth Building Toolkit

Access research and information, job aids, programs and financial stability resources to assist you as you work to empower your clients.

Learn More: sf.freddiemac.com/equitable-housing

Visit our Resource Centers

Our one-stop resource centers offer you access to valuable industry insights, strategies, solutions and a collection of digital tools for you and your stakeholders to grow your business and make home possible nationwide.



Housing Finance Agency Resource Center

sf.freddiemac.com/working-with-us/housing-finance-agencies/hfa-resource-center



Housing Counselor Resource Center

sf.freddiemac.com/housing-counselors/overview



Lender Resource Center

sf.freddiemac.com/working-with-us/lender-resource-center/overview



Housing Professionals Resource Center

sf.freddiemac.com/working-with-us/affordable-lending/housing-professionals



Real Estate Professional Resource Center

sf.freddiemac.com/realestatepros

FOR MORE INFORMATION VISIT:
sf.freddiemac.com/working-with-us/affordable-lending/resources-learning

