

Home Possible[®] MortgageALL FOR
HOME

Freddie Mac's Home Possible[®] mortgage eases the path to homeownership by offering:

- A low 3% down payment option.
- Multiple qualifying choices.
- Flexibility to address common challenges.

Think about it...

We're all for removing the barriers to homeownership and raising hope for very low- to low-income borrowers.



A newlywed couple is short on savings but received enough wedding-gift funds to complete their mortgage down payment. **Home Possible has them covered by allowing down payment and closing cost funds to come from gifts and a variety of other sources.**



A young family is moving to a larger primary home but won't sell their current house until after closing on the new one. **Ownership of another property is permitted with Home Possible, so they can breathe easy at the closing table.**



A freelance web designer is ready to buy a home of his own but still needs his parents as co-borrowers. Lucky for him, **Home Possible allows non-occupying borrowers on one-unit properties. Loan Product Advisor[®] asset and income modeler (AIM) for self-employed will make his self-employed income verification a breeze.**



A renter with two long-term roommates wants to make the jump to homeownership and will bring her boarders with her. **With Home Possible, she can use rental proceeds as qualifying income for her mortgage.**



Lender Advantages

- **Offer more competitive pricing** since Home Possible has credit-fee caps and less than standard fees.
- **Expand your market opportunity** by accommodating borrowers in a wide range of life stages from first-time homebuyers to move-up borrowers to retirees downsizing into smaller homes.
- **Reach more borrowers** with practical solutions to overcome the down payment barrier and leverage flexible sources of funds.
- **Do more business with greater certainty and less effort** using time-saving Loan Advisor® tools.

Borrower Advantages

- **Realize the milestone of homeownership** faster without the barrier of a 20% down payment, having the freedom of flexible sources of funds, such as gifts and grants, and with no minimum borrower contribution required.
- **Leverage additional flexibilities** that meet a range of life situations, such as ownership of another property, non-occupant borrowers and the ability to use rental income to qualify.
- **Cancel mortgage insurance** when eligible, reducing the monthly mortgage payment and potentially saving thousands over the life of the loan.
- **Enable empowered decisions** and life-long responsible homeownership with financial literacy education for borrowers who are new to homeownership.

Key Product Features

- Low down payment option, up to 97% loan-to-value (LTV); 105% total LTV (TLTV) with Affordable Seconds®
- Purchase and no cash-out refinancing
- Owner-occupied primary residences
- Super conforming mortgages (with additional restrictions)
- Fixed- and certain adjustable-rate mortgages (with associated LTV/TLTV/HTLTV requirements)
- Condos, planned unit developments (PUD) and manufactured homes (with additional restrictions)

Don't Miss These Resources on [SF.FreddieMac.com/HomePossible](https://www.sffreddie.com/homepossible)

- Home Possible Fact Sheet
- Home Possible Income and Property Eligibility Tool
- Affordable Seconds
- Freddie Mac Learning Center
- Home Possible FAQs

Contact your Freddie Mac representative or **800-FREDDIE**

