

# Freddie Mac CHOICE Mortgage Solutions

Our flexible, simple mortgage solutions offer product options to help grow your business and make homeownership affordable and sustainable for more American families.



Freddie Mac  
Single-Family

## Give Your Borrowers a CHOICE to...

...Buy a fixer upper and make it their dream home with **CHOICERenovation<sup>SM</sup> Mortgages**



Our CHOICERenovation financing solution allows borrowers to use mortgage funds to finance a home purchase or pay for renovations and repairs on their current home by refinancing.

...Reduce utility costs, save money and make their home more comfortable with **GreenCHOICE Mortgages<sup>SM</sup>**



Our GreenCHOICE Mortgages solution lets borrowers use mortgage funds to finance energy efficiency improvements on an existing home or new home purchase.

...Purchase their dream house at a dream price with **CHOICEHome<sup>SM</sup>**



Our CHOICEHome offering is an innovative, affordable mortgage initiative that offers conventional site-built financing for a factory-built home that is titled as real property, built to the HUD code and has features of a site-built home.

## Eligible Property Type

Eligible with any home type, including manufactured homes

Eligible for both new construction and existing homes, and with any home type, including manufactured homes.

Eligible with factory-built HUD-code homes that meet our minimum CHOICEHome specifications.

# CHOICE MORTGAGE SOLUTIONS: FLEXIBLE, SIMPLE, TRUSTED

## THE CHOICE BORROWER PROFILE. Ideal for...

### CHOICERenovation<sup>SM</sup> Mortgages

- Borrowers who want to finance their home purchase and renovation costs in a single loan
- Homeowners looking to use the proceeds of a no cash-out refinance option to pay off their existing mortgage and finance renovations or repairs

### GreenCHOICE Mortgages<sup>SM</sup>

- Borrowers who want to finance energy efficiency improvements
- People hoping to enjoy the benefits of an energy-efficient home, like lower utility costs

### CHOICEHome<sup>SM</sup>

- Millennials and first-time homebuyers
- Empty nesters looking to downsize
- Move-up borrowers
- Retirees looking for a new start
- New immigrants looking to experience the American dream
- Borrowers with moderate incomes

## WHY CONSIDER A CHOICE MORTGAGE?

Give your borrowers more buying power and more options to make any house their dream home.

### LENDERS

- May deliver loans prior to the completion of renovation projects; must obtain approval prior to delivery
- Support the need for affordable housing and address the aging housing supply

### BORROWERS

- Finance mortgages using one simple, single-close loan.
- Combine with our low-down payment and higher LTV solutions to make financing renovation even more affordable
- Disaster-proof your house; get funding for disaster upgrades and to repair damages from a past natural disaster.

Finance energy-efficient home improvements and energy-efficient homes.

### LENDERS

- Offer more flexibility to your borrowers to finance energy-efficient improvements with any of our Guide products
- May be sold during renovation period, no special approvals required
- Get a \$500 credit to Credit Fees in Price for each GreenCHOICE mortgage

### BORROWERS

- Use mortgage funds to finance energy and water efficiency updates on a current home or new home.
- Reduce utility costs and increase the value and comfort of your home.
- Reduce long-term housing costs and apply those savings toward other monthly expenses

Own a quality home with flexible financing and low down payment options.

### LENDERS

- Offer flexible, site-built financing options
- Use site-built underwriting parameters.
- Use comparable site-built sales for appraisals when no CHOICEHome sales are available

### BORROWERS

- Finance with 3 percent minimum down payment with Home Possible<sup>®</sup>; and with HomeOne<sup>SM</sup> for first-time homebuyers
- Have more access to high-quality, energy-efficient affordable homes with site-built features.
- Have more options to realize their dream of homeownership

For more information about CHOICERenovation Mortgages, GreenCHOICE Mortgages and CHOICEHome, please contact your Freddie Mac account executive or the Freddie Mac Customer Contact Center (800 FREDDIE).