

FREDDIE MAC HOMEONE PROGRAM

PURCHASE					NO CASH OUT REFINANCE				
Occupancy	Units	LTV/TLTV ¹	Loan Amount ²	FICO	Occupancy	Units	LTV/TLTV ¹	Loan Amount ²	FICO
Primary	1	97%/105% ^{3,4}	See Below Grid	Determined by LPA	Primary	1	97%/105% ^{3,4}	See Below Grid	Determined by LPA
Primary	2-4	NA	NA		Primary	2-4	NA	NA	

Reference:

1. CLTV is permitted up to 105% if the subordinate lien is an Affordable Second; otherwise, max CLTV and HTLTV is 97%. See Freddie Mac [Selling Guide](#) or complete details.
2. Standard Conforming Loan Limits apply.
3. Standard 35% Mortgage Insurance is required when LTV exceeds 95%.
4. LTV > 95% subject to additional requirements, including Refinance must pay off a Freddie Mac owned loan. See 95.01-97% LTV section below and refer to the Freddie Mac Selling Guide for complete details.

2025 Conforming and High Balance Loan Limits		
Units	Conforming Limit	Conforming Limit- Alaska and Hawaii
1	\$806,500	\$1,209,750

**This matrix is only a guide and does not represent full underwriting guidelines. Additional Requirements may apply.
Refer to the Freddie Mac HomeOne Program Guidelines for any item not addressed by this matrix.**

Terms	Conforming Loan Amounts: 15, 20, 25, and 30 Year, Fixed Rate Only
ATR/QM – Safe Harbor	All loans must meet ATR/QM rules as applicable and be Safe Harbor eligible.
AUS	• All loans must receive an "Accept / Eligible" AUS finding. • Manual Underwriting is not permitted.
95.01- 97% LTV	Purchase Transactions > 95% LTV require MI at 35%. <u>No Cash Out Refinance Transactions > 95% LTV require:</u> • Mortgage being refinanced must be owned or securitized by Freddie Mac. • At least one borrower must have a useable credit score. <u>No Cash Out Refinance Transactions with TLTV > 95%:</u> • With secondary financing that is NOT an Affordable Second; the mortgage being refinanced must be owned or securitized by Freddie Mac. • With secondary financing that IS an Affordable Second, the mortgage being refinanced does NOT have to be owned or securitized by Freddie Mac.
Loan Look Up Tool	Utilize the Freddie Mac Loan Look Up Tool to determine if Freddie Mac owns or securitized the loan being refinanced. https://ww3.freddie.mac.com/loanlookup/
Community Seconds	Acceptable to the TTV/TLTV/HTLTV stated. Affordable Second TLTV ratios may never exceed 105%.

Down Payment	A 3% minimum down payment is required.
Doc Type	Full DOC. Follow AUS requirements regarding file documentation.
Gift Funds	Gift Funds are acceptable as a source of funds for down payment and closing cost, in accordance with Freddie Mac Selling Guide section 5501.3.
Income Limits	There are no Geographic or Income Limits for this Program.
Eligible Mortgages	Mortgage must be secured by a 1-unit primary residence, including Condo and PUD.
Ineligible Mortgages	- Any mortgage NOT secured by a Single Family; Primary Residence. - A-minus Mortgages - Seasoned Mortgages - Permanent Buydown Mortgages - Modified Mortgages - FHA and VA Mortgages - Super Conforming Mortgages - Freddie Mac Relief Refinance Mortgages - Home Possible Mortgages
First Time Home Buyer	<u>For Purchase transactions:</u> - At least one Borrower must be a First Time Home Buyer (defined as holding no ownership interest in a residential property in the past three years). - If all borrowers are First Time Home Buyers, at least one Borrower must complete a homeownership education program as outlined in Section 5103.6 of the Freddie Mac Selling Guide.
Mortgage Insurance	Follow LPA feedback regarding the required level of Mortgage Insurance. Standard MI coverage of 35% is required when LTV / TLTV exceeds 95%.
Manufactured Homes	Manufactured homes are not permitted.
Non-Occupant Borrower (s)	All Borrowers must occupy the subject property as their primary residence.
Non-Traditional Credit	At least one Borrower must have a usable credit score as determined by LPA.
Occupancy	Primary Residence only.
Temporary Buydown	2-1 and 1-0 buydowns allowed; 3-2-1 and 1-1 ineligible. Fixed-rate only. Primary residence & second homes only. AUS approval required. See guidelines for full details.

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