MPOWER MORTGAGE

FREDDIE MAC HOME POSSIBLE PROGRAM [1] CONFORMING LOAN AMOUNTS									
PURCHASE – Fixed Rate					NO CASH-OUT REFINANACE - Fixed Rate				
Occupancy	**Units**	**LTV/TLTV/HTLTV [2,3]**	**Min. Borrower Contribution[3]**	**FICO**	**Occupancy**	**Units**	**LTV/TLTV/HTLTV [2,3]**	**Min. Borrower Contribution[3]**	**FICO**
Primary	1	97%/105%/97% [4,5]	None	Determined by LPA	Primary	1	97%/105%/97%[4,5]	None	Determined by LPA
Primary	2-4	95%/95%/95%	3% of value		Primary	2-4	95%/95%/95%	None	

FREDDIE MAC HOME POSSIBLE PROGRAM [1,6] SUPER CONFORMING LOAN AMOUNTS									
Occupancy	**Units**	**LTV/TLTV/HTLTV [2,3]**	**Min. Borrower Contribution[3]**	**FICO**	**Occupancy**	**Units**	**LTV/TLTV [2,3]**	**Min. Borrower Contribution[3]**	**FICO**
Primary	1	95%/105%/95%	None	Determined by LPA	Primary	1	95%/105%/95%	None	Determined by LPA
Primary	2	85%/85%/85%	3% of value		Primary	2	85%/85%/85%	3% of value	
Primary	3-4	80%/80%/80%	None		Primary	3-4	80%/80%/80%	None	

Reference:

1. Standard Conforming and Super Conforming Loan Limits apply.
2. TLTV is permitted up to 105% if the subordinate lien is an Affordable Second that meets Freddie Mac requirements; otherwise, max TLTV and HTLTV is 97% for conforming loan amounts and 95% for Super Conforming loan amounts. See Freddie Mac Selling Guide for complete details.
3. LTV/TLTV equal or less than 80% requires no minimum borrower contribution, regardless of number of units or loan type.
4. Loans involving a non-occupant borrower have a maximum LTV/TLTV of 95%.
5. Transactions with a Manufactured Home permitted to a maximum LTV/TLTV of 95%. Affordable Seconds are permitted within these parameters.
6. Super Conforming Manufactured Home loans are not permitted.

2025 Conforming and High Balance Loan Limits			
Units	**Conforming Limit**	**High Balance Limit**	**Conforming Limit- Alaska and Hawaii**
1	$806,500	$1,209,750	$1,209,750
2	$1,032,650	$1,548,975	$1,548,975
3	$1,248,150	$1,872,225	$1,872,225
4	$1,551,250	$2,326,875	$2,326,875

This matrix is only a guide and does not represent full underwriting guidelines. Additional Requirements may apply. Refer to the Freddie Mac Home Possible Program Guidelines for any item not addressed by this matrix.	
Terms	Conforming and Super Conforming Loan Amounts. 30-, 25-, 20-, and 15-Year Fixed Rate.
ATR/QM – Safe Harbor	All loans must meet ATR/QM rules as applicable and be Safe Harbor eligible.
AUS	**o All loans must receive an "Accept" LPA finding. o Manual Underwriting is not permitted.**
Community Seconds	Acceptable to the LTV/TLTV/HTLTV stated. The TLTV ratios for Affordable Seconds may never exceed 105%.
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	**LPA will determine income eligibility.** • Borrower income must be ≤ 80% of AMI, unless the subject property is in a low-income census tract (no limit). • Effective 5/18/25, 2025 AMI limits apply. • For resubmissions originally eligible under 2024 AMI, LPA uses the higher of 2024 or 2025 limits. **$2,500 LLPA Credit (VLIP):** • Home Possible purchase • Accept/Eligible LPA only (no manual UW) • Income ≤ 50% AMI • 1 borrower must be a first-time homebuyer • Credit must be used for down payment or closing costs • May satisfy 3% personal funds • Deliver with Home Possible ID and LPA AMI eligibility message
Ineligible Mortgages	Mortgages with the following characteristics are not eligible for sale to Freddie Mac as Home Possible Mortgages: • Financed Permanent Buydown Mortgages • Freddie Mac Enhanced Relief Refinance Mortgages® • Government Mortgages • HeritageOne® Mortgages • HomeOne® Mortgages • Mortgages with capitalized balances as described in Chapter 4403 • Refi Possible® Mortgages • Seller-Owned Converted Mortgages
First Time Home Buyer	For Purchase transactions: • If all borrowers are First Time Home Buyers (defined as holding no ownership interest in a residential property in the past three years) at least one Borrower must complete a homeownership education program prior to the Note date as outlined in Section 5103.6 of the Freddie Mac Selling Guide. • For 2-4 unit properties, at least one borrower must participate in a Landlord Education program prior to the Note date. Landlord Education cannot be provided by an interested party to the transaction.
Mortgage Insurance	Follow the standard Home Possible MI requirements. Custom MI not permitted.
Non-Occupant Borrower (s)	• At least one Borrower must occupy the subject property as their primary residence. • Non-occupant borrowers are permitted on mortgages secured by 1-unit properties ONLY, and the maximum LTV is 95%.
Non-Traditional Credit	At least one Borrower must have a usable credit score as determined by LPA.

Occupancy	Primary Residence only.
Properties - Eligible	• 1-4 unit primary residence • Double-width or greater Manufactured Homes (*see Properties-Manufactured Home* for restrictions)

Properties – Manufactured Homes	Manufactured Homes are subject to the following restrictions:
	• Maximum LTV/TLTV/HTLTV: 95%
	• Must be a multi-width unit permanently affixed to a foundation
	• Loan must be a Fixed-Rate Mortgage (15-, 20-, 25-, or 30-year term)
	• Super Conforming loan amounts are not permitted
	• CHOICEHome® is not permitted under Home Possible®
	• Not eligible if:
	  o Located on a leasehold estate or community land trust
	  o Subject to resale restrictions based on income or first-time homebuyer status
	  o Moved from a prior site (relocated from a permanent foundation)
	  o Used to pay off a land contract
	• Must meet all requirements in Freddie Mac Seller Guide Section 5703, including HUD Code compliance, foundation, titling, and appraisal

Temporary Buydown	2-1 and 1-0 buydowns allowed; o **3-2-1 and** o **1-1 ineligible**. o **Fixed-rate only**. Primary residence only. o **AUS approval required.** See guidelines for full details.