HFA Preferred™
Fact Sheet to be used by state and local Housing Finance Agencies

HFA Preferred is Fannie Mae’s affordable lending product available exclusively to eligible Housing Finance Agencies (HFAs) to serve low- to moderate-income borrowers. Underwriting flexibilities and features include:

- Loan-to-value (LTV) ratio up to 97% with **no first-time home-buyer requirement**
- Borrower income limits **set by the HFA**
- Reduced mortgage insurance coverage with **no loan-level price adjustment (LLPA)** for loans at or below 80% AMI

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|                         | • **One unit**: 97% LTV / 105% CLTV*  
|                         | • **2–4 units**: 95% LTV / 105% CLTV*  
|                         | • **Manufactured Homes:**  
|                         | o MHA Advantage 97% LTV / 105% CLTV with Community Seconds.  
|                         | o Standard MH max 95% LTV / 105% CLTV*  
|                         | * See Subordinate Financing section below. |
| **Underwriting**         | HFA may manually underwrite an HFA Preferred mortgage even if such mortgage was previously submitted to DU.  
|                         | Mortgages secured by manufactured homes must be underwritten by DU as required by the Selling Guide, however, Lender may disregard any DU message that the loan casefile is ineligible because the CLTV exceeds 95%. |
| **Manual Underwriting Criteria** | Per the requirements of the Eligibility Matrix and any other terms required in the Selling Guide, including borrowers with nontraditional credit. |
| **Minimum Borrower Contribution** |  
|                         | • 1-unit homes: $0  
|                         | • 2- to 4-unit homes: 3% |
### Subordinate Financing

| Community Seconds® only |

### Donated Gift and Grant Funds or Community Seconds

Nonprofit organizations or public agencies are acceptable providers of donated gift and grant funds or Community Seconds® used to fund all or a part of the down payment, closing costs, or financial reserves in accordance with Selling Guide Sections Part B3-4.3-06 and B5-5.1-02. Premium pricing cannot be used when sponsoring a gift or grant, however it can be used with a Community Seconds program.

### Eligible Property Types

All property types per standard Selling Guide requirements for HomeReady® mortgages.

### Income Requirements

The borrower’s total qualifying income must not exceed the greater of:

- The limits required in the Selling Guide for HomeReady (section B5-6-02, HomeReady Mortgage Loan and Borrower Eligibility); or
- the limits established by the HFA

### Mortgage Insurance

Reduced MI coverage shown below applies to loans at or below 80% AMI.

- 18% for LTVs ratios > 95% and <= 97%
- 16% for LTVs ratios > 90% and <= 95%
- 12% for LTVs ratios > 85% and <= 90%
- 6% for LTVs ratios > 80% and <= 85%

**Note:** Standard MI pricing applies to loans above 80% AMI

### Interested Party Contributions

Per the Selling Guide, standard requirements apply:

- 3% max for LTV/CLTV greater than 90%
- 6% max for LTV/CLTV less than or equal to 90%

### Homeownership Education and Housing Counseling

Required per Selling Guide, with the exception that homebuyer education is only required when all borrowers are first time homebuyers, or per HFA established homebuyer education requirements.

### Special Feature Code (SFC)

The following SFCs should be used to identify HFA Preferred loans originated for either the state HFA and/or local HFA programs:

- **SFC 781 for local HFA** Preferred originations
- **SFC 782 for state HFA** Preferred originations

When applicable, please refer to DU Findings messaging for additional SFCs to apply on HFA Preferred loans.

Any variance or nonstandard MBS contract may be amended or terminated with notice to the lender in accordance with the provisions of the Selling Guide. HFA Preferred products are variances to our HomeReady product; refer to the HomeReady sections of the Selling Guide (see section B5-6) when reviewing Fannie Mae’s eligibility and underwriting requirements.

**NOTE:** In some cases, the master servicer(s) and/or mortgage insurance companies may have overlays to the program parameters outlined in this fact sheet.