



MFM Bulletin: 025-2021

Date: December 13, 2021

Subject: Fannie Mae Changes

Fannie Mae has recently issued bulletins with the following important changes.

Homeownership Education and Counseling Providers

Currently, Fannie Mae allows only Framework Homeownership, LLC online education program to satisfy homeownership education requirements for first time homebuyer programs such as HomeReady and when LTV exceeds 95%.

Effective January 1, 2022, Fannie Mae will now permit any qualified third-party provider to administer homeownership education. The third-party provider's content must be aligned with the National Industry Standards (NIS) for Homeownership Education and Counseling or with the U.S. Department of Housing and Urban Development (HUD) Housing Counseling Program, or provided by a HUD-approved counseling agency.

You must continue to use the Framework online education program for courses completed on or before Dec. 31, 2021. Beginning with courses completed on or after Jan. 1, 2022, borrowers may use other third-party providers (in addition to Framework) that meet the above requirements.

Fannie Mae Condo Project Manager

Fannie Mae is changing the status of certain projects in Condo Project Manager to "Unavailable" when they become aware of projects that do not meet the standard Selling Guide requirements for project eligibility. Effective immediately, loans secured by units in any project with a CPM status of "Unavailable" are ineligible for sale to Fannie Mae and Freddie Mac, regardless of the project review process used in underwriting the loan.

MFM underwriters will access CPM during the initial underwriting of the loan and will notify all parties if the project status is "Unavailable". If a lender has documentation to resolve eligibility issues for projects noted as unavailable in CPM, then we can submit that documentation for to Fannie Mae for reconsideration.

Military Pay

Fannie Mae's current policy lists the standard documentation requirements for base pay, bonus and overtime income. With this update, they clarified that military base pay and entitlements must be documented with the borrower's most recent LES

Thank you!