



MFM Bulletin: 005-2022

Date: January 19, 2022

Subject: Freddie Mac and Fannie Mae Second Home/High Balance pricing updates

The Federal Housing Finance Agency (FHFA) has recently announced targeted increases to Fannie Mae and Freddie Mac’s Loan Level Pricing Adjustments (LLPAs) for certain high balance/super-conforming loans and second home loans. **The updated LLPAs are effective for all loans purchased by Fannie Mae or Freddie Mac on or after April 1, 2022.**

Loan Level Price Adjustments for Second Homes and High Balance Loans:

LTV Range	≤60.00%	60.01-70.00%	70.01-75.00%	75.01-80.00%	>80.01
Second Home	1.125%	1.625%	2.125%	3.375%	4.125%
High-Balance purchase or limited cash out refinance	0.50%	0.75%	0.75%	1.00%	1.00%
High-Balance Cash out Refinance	1.25%	1.50%	1.50%	1.75%	N/A

LTV Range	≤60.00%	60.01-70.01%	70.01-75.00%	75.01-75.00%	75.01-80.00%	80.01-85.00%	85.01-90.00%	>90.01
High Balance ARM	0.75%	0.75%	0.75%	0.75%	1.50%	1.50%	1.50%	1.75%

MFM will accept rate locks at the current LLPAs on or before January 31, 2022. Rate lock extensions requested after February 1, 2022, will be subject to new LLPA adjustment plus extension costs. We will provide guidance on locking loans being sold servicing-release shortly.

Please contact the MFM Underwriting department (underwriting@memberfirstmortgage.com) if you have any questions or concerns.

Thank you