



**MFM Bulletin: 021-2025**

**Date:** September 10, 2025

**Subject:** Freddie Mac Updates LTV Ratios for Certain 2-4 Family Property Mortgages

We are pleased to announce that Freddie Mac has aligned with Fannie Mae and has increased the maximum LTV, TLTV, and Home Equity Line of Credit (HTLTV) ratios to 95% for Accept Mortgages **that are purchase, or “no cash-out” refinance transactions secured by a 2-to-4-unit Primary Residence.** Manually Underwritten Mortgages and super conforming Mortgages are not included in this update.

This change is effective immediately and loans may be locked at the increased LTV. Please contact Secondary Marketing with any pricing questions.

LPA will be updated on October 5, 2025, to support this change. Until then, you may disregard AUS findings with purchase eligibility result of “ineligible” when associated solely with a feedback message in conflict with these updated requirements.

Please contact the MFM Underwriting Dept. ([underwriting@memberfirstmortgage.com](mailto:underwriting@memberfirstmortgage.com)) if you have any concerns pertaining to guidelines and/or eligibility.

Thank you!