MFM Bulletin: 017-2026

Date: September 2, 2026

Subject: Freddie Mac Assets as Income Updates

Freddie Mac has made updates to their Selling Guide regarding accumulated assets as income. **These changes are effective immediately, however, loans with these features may not be locked with AmeriHome.** Accumulated assets may be used under the following terms:

Borrower Qualifying Income:

- Mortgage must be an Accept Mortgage in LPA.
- **Minimum** net eligible asset amount of $30,000.
- Permitting all occupancy types – Primary, second homes and Investment Properties.
- Mortgage must be either a **purchase transaction** or a **“no cash-out” refinance**.
- All program LTVs are allowed.
- Reduced the division factor when calculating the qualifying amount to be used as income **from 240 to 180.**
- Removed Borrower age restriction for depository accounts and securities.
- Separating the requirements for depository accounts and securities for ease of use to find the specific requirements based on the Borrower's asset type.
- Depository accounts and securities must be seasoned for 12 months prior to the Note date unless the account was funded from eligible sources. **Copy of bank statement from 12 months prior is required.**
  - For depository accounts with account balance changes from the current statement to the statement 12 months prior, the calculation is as follows:
    - If the balance over the 12-month period decreased by more than 20%, depository accounts are not eligible to qualify, unless the decrease is documented as resulting from transfer of funds from depository accounts to securities or retirement accounts.
    - If the balance over the 12-month period increased by more than 20%, the eligible documented asset amount is limited to 120% of the total value of the account 12 months prior to the current statement.
      - However, this requirement does not apply when the increase is documented as resulting from the following:
        - A transfer from an eligible retirement account.
        - A transfer of funds from another depository account meeting the asset eligibility requirements A transfer from an eligible securities account meeting.

- A lump-sum distribution.
- Assets from the sale of Borrower's business.
- Assets from the sale of Borrower's real property.

- Added third party verification reports may be used to document depository accounts and securities.
- Specified that proceeds from sale of borrower's business must have been deposited into a depository account owned by the borrower and held continuously for at least 90 days as of the current account statement,
- Added proceeds from sale of the borrower's real property as an eligible source to funds a depository or securities account.

Retirement Assets:

- The eligibility for retirement account used as income has not changed:
  - The retirement assets must be in a retirement account recognized by the IRS (401k, IRA)
  - Borrower must be the sole owner.
  - The account may not currently be used as a source of income.
  - Borrower must have access to withdraw the funds in their entirety (less any portion pledged as collateral for loans) without being subject to a penalty or an additional early distribution tax.
  - Borrower's right to funds must be fully vested.
  - Cryptocurrency may not be considered as income.

Asset Income Calculation Method for Establishing the DTI Ratio:

- **Step 1:** Determine the total eligible documented asset amount.
- **Step 2:** Subtract all of the following from the total eligible documented assets:
  - Any funds required for closing (down payment closing costs).
  - Any gift funds or borrowed funds.
  - Any portion of assets pledged as collateral for a loan or otherwise encumbered.
- **Step 3:** Divide the "net eligible assets" by 180.

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

Thank you