

Tuesday, December 21, 2021

Bulletin #2021-AC-050

NOTICE TO ALL CUSTOMERS

Now offering Freddie Mac Refi Possible

Start originating Freddie Mac Refi Possible mortgages with FLCBank starting December 22, 2021!

Freddie Mac Refi Possible is here at FLCBank helping support millions of low to moderate-income borrowers who believe they missed their chance to refinance and benefit from securing low interest rates in the past with a chance to reduce their monthly mortgage expenses.

This benefit is available to borrowers that meet specific eligibility criteria such as:

- Currently, have a Freddie Mac owned/serviced mortgage secured the borrower's 1-Unit primary residence,
- The new loan must provide the following benefits to the borrower:
 - A reduction in the interest rate of at least 0.50% (50 basis points) results in a reduction in the monthly payment that includes principal, interest, and mortgage insurance payment (if applicable).
- Have an area median income (AMI) limit of 80% or below (**AMI will expand to at or below 100% effective with loans submitted to LPA on January 31, 2022**),
- Have no late mortgage payments in the most recent six (6) months, and no more than one (1) late payment in the past twelve (12) months, and
- A maximum LTV of 97%,
- Maximum DTI of 65%,
- A minimum credit score of 620,
- Receive an LPA Accept risk assessment.

Loan Originator's Tip: The loan originator must submit the loan as a Refi Possible by selecting the offering in the product description of the additional data tab as noted above in order for LPA to assess the loan as a Refi Possible mortgage (if the lender does not complete this step, LPA will return a message stating, "this loan meets Refi Possible income limits").

Refer to the Refi Possible Guidelines posted in the FLCBank Resource Center