

Home Possible Very-Low-Income Borrower Temporary Grant Offering (VLIP)

Freddie Mac is temporarily offering to very-low-income borrowers making 50% or less than the Area Median Income (AMI) a \$2,500 credit (grant) to be used towards the down payment and/or closing costs and pre-paid items of the purchase transaction or may be used to offset the 3% contribution due from Borrower personal funds required.

For the Borrower to receive the \$2,500 credit at loan closing, the Loan Originator/Lender must:

- Select the product code **FHP30V - Home Possible Very (VLIP) Mortgage**
- In order for the Grant to be recognized on the LPA Feedback Certificate, the \$2,500 Grant Credit should be listed in the URLA Asset Type Section as a Grant with the "Source" selection to be "Federal Agency" and the Donor/Giver's Name field to reflect the lender's name:
 - For NDC/Correspondent loans, the Donor Name field should list the Lender's complete name as it will appear on the Note.
 - For Broker loans, the loan originator must enter "Florida Capital Bank, N.A."

Example:

Grant Details Change Type	
Source	Federal Agency
Cash or Market Value	\$ 2,500
	<input checked="" type="checkbox"/> Grant Received at Closing
Giver's Name	Florida Capital Bank, N.A.

Asset Accounts: \$966.36 Other Assets: \$0.00 <u>Gifts/Grants: \$2,500.00</u>	
<div> <div>GRANT</div> <div>Federal Agency</div> <div>Cash or Market Value</div> <div>\$2,500⁰⁰</div> </div> <div>WE</div>	

The loan must be underwritten in accordance with Home Possible guidelines plus the specific requirement listed in the section for VLIP and Freddie Mac Selling Guide Section 4501.8, and receive a Risk Class of Accept through Loan Product Advisor (LPA) with the following VLIP Message:

"Based on the annual qualifying income (\$xx,xxx.xx) and the Area Median Income (AMI) (\$xxx,xxx.xx) where the property is located, the loan meets the housing goal qualifications for a Very Low-Income Purchase (VLIP) since the income is at or below 50% AMI (\$xx,xxx.xx). Additionally, the loan meets the Low-Income Purchase goal which requires income of less than or equal to 80% AMI (\$xx,xxx.xx).

HomeReady Very-Low-Income Borrower Temporary Grant Offering (VLIP)

Fannie Mae is temporarily offering to very-low-income borrowers making 50% or less than the Area Median Income (AMI) a \$2,500 credit (grant) to be used towards the down payment and/or closing costs and pre-paid items of the purchase transaction or may be used to offset the 3% contribution due from Borrower personal funds required.

For the Borrower to receive the \$2,500 credit at loan closing, the Loan Originator/Lender must:

- Select the product code **FHR30V - HomeReady Very (VLIP) Mortgage**
- In order for the Grant to be recognized by DU in the Findings, the \$2,500 Grant Credit should be listed in the URLA Asset Type Section as a Grant with the "Source" selection to be "Federal Agency" and the Donor/Giver's Name field to reflect the lender's name:
 - For NDC/Correspondent loans, the Donor Name field should list the Lender's complete name as it will appear on the Note.
 - For Broker loans, the loan originator must enter "Florida Capital Bank, N.A."

Example:

Grant Details Change Type	
Source	Federal Agency
Cash or Market Value	\$ 2,500
	<input checked="" type="checkbox"/> Grant Received at Closing
Giver's Name	Florida Capital Bank, N.A.

Asset Accounts: \$966.36	Other Assets: \$0.00	Gifts/Grants: <u>\$2,500.00</u>
<div> <div>GRANT</div> <div>Federal Agency</div> <div>Cash or Market Value</div> <div>\$2,500⁰⁰</div> </div> <div>WE</div>		

The loan must be underwritten in accordance with HomeReady guidelines, plus the specific requirement listed in the section for VLIP and Fannie Mae Selling Guide Section B5-6, and receive a Risk Class of Approve/Eligible through Desktop Underwriter (DU) with the following VLIP Message listed on the DU Findings Report:

"This loan casefile may be eligible towards Fannie Mae's Very Low-Income Purchase Goal. This goal includes owner-occupied, purchase, conventional mortgages where the total qualifying income is equal to or less than 50% of AMI where the property is located.