Wednesday, February 11, 2026
Bulletin #2026-B-002

NOTICE TO BROKERS

Extension of Home Possible and HomeReady VLIP $2,500 Grant

Fannie Mae and Freddie Mac announced the extension of HomeReady and Home Possible Very Low-Income Purchase (VLIP) Grant through February 28, 2027.

FLCBank is pleased to announce that we are reinstating offering to Very-Low-Income Purchase (VLIP) borrowers, the $2,500 Credit Grant to be used towards the down payment and/or closing costs and pre-paid items of the purchase of a primary residence property when the borrower qualifies under Home Possible or HomeReady Loan Product.

Reminder
In order for the borrower(s) to qualify for the $2,500 Grant, the following requirements must be met:

- The borrower's qualifying income must not exceed 50% of the Area Median Income (AMI) for the location of the subject property.
- The AUS will determine if the Borrower is eligible for the grant with the following VLIP messages listed on the AUS results:
    - For Home Possible - LPA Feedback Certificate: “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).
    - For HomeReady - DU Findings Message: “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.”
- The $2,500 Grant must be listed in the URLA Asset Type Section as a Grant with “Source” selection to be “Federal Agency, and the loan originator must enter “Florida Capital Bank, N.A.” in order for the Grant to be recognized by the AUS.
- The Borrower cannot receive cash back at closing from the Grant funds.

Click here for helpful tip sheet.

If you have any questions, please contact your Account Executive or Client Relations Representative.