

The information contained in this resource will guide you through the steps on how to submit a mortgage with a [temporary subsidy buydown](#) and a [permanent buydown](#) through Loan Product Advisor<sup>®</sup> (LPA<sup>SM</sup>). For information on delivering a mortgage with a buydown through Loan Selling Advisor<sup>®</sup>, refer to [Deliver Temporary Subsidy Buydowns through Loan Selling Advisor<sup>®</sup>](#).

## Temporary Subsidy Buydown Mortgage

### How it Works

Temporary subsidy buydown plans allow borrowers to benefit from temporary subsidies of the monthly payment of principal and interest by the funds established in a temporary subsidy buydown account for a specific period of time (e.g., a 2-1 buydown would be 2% below the note rate the first year, 1% below the note rate for the second year and years three through the term of the mortgage would continue at the note rate).

Refer to Section [4204.4](#), Temporary subsidy buydown plans, for requirements.

Use these steps to submit a mortgage with a temporary subsidy buydown.

**Note:** System-to-System LPA Request File data points have been provided as a resource to help identify buydown specific data fields when using a loan origination system (LOS) that interfaces with LPA.

Step	Data Entry	System-to-System LPA Request File	
		Unique ID	Data Point Name
1.	Enter the <b>Note Rate</b> .	200.00	NoteRatePercent
2.	Select "Yes" in the <b>Temporary Subsidy Buydown</b> indicator field.	159.00	BuydownTemporarySubsidyFundingIndicator
3.	Enter the total number of months over which the buydown applies in the <b>Buydown Duration Count</b> field (e.g., in the case of a "2-1 buydown" where the interest rate changes are completed over a period of two years, enter 24 months).	121.00	BuydownDurationMonthsCount
4.	Enter the bought down interest rate in the <b>Initial Interest Rate</b> field.	119.00	BuydownInitialEffectiveInterestRatePercent
5.	Enter the percentage by which the interest rate can increase at each adjustment period within the buydown duration in the <b>Increase Rate</b> .	122.50	BuydownIncreaseRatePercent
6.	Identify the entity that is sourcing the buydown fund using the <b>Funds Source Type</b> .	117.10	FundsSourceType



## Access LPA via Freddie Mac Loan Advisor® Single Sign-on Portal “Direct Access Users”: How to Identify a Temporary Subsidy Buydown

For direct access users, select the **Lender Loan Information** Metro Stop and follow the steps above.

Mortgage Loan Information

Mortgage Type \*  Conventional  FHA  VA

Base Loan Amount \* \$

MI and Funding Fee Financed \* \$

REVISOR LOAN \$ 0.00

Note Rate \* 1 %

Loan Term\* (Months)

Projected Reserves Amount \$

Amortization Type \*  Fixed Rate  Adjustable Rate

Temporary Subsidy Buydown \* 2  Yes  No

Buydown Duration Count\* (Months) 3

Initial Interest Rate \* 4 %

Increase Rate \* 5 %

Funds Source Type \* 6 Select

### Let's try it...



You are offering your borrower a 2-1 temporary subsidy buydown plan with a Note Rate of 7.00%. How would you enter the buydown information?

A 2-1 buydown provides the borrower with a lower payment for the first two years. For each of the first two years of the mortgage, the borrower's interest rate increases 1% per year. The full note rate will start at the beginning of the third year of the mortgage and continue for the life of the loan.

Year	Interest Rate
1 <sup>st</sup>	5.000%
2 <sup>nd</sup>	6.000%
3 - 30	7.000%



Use the following information below\* to check against your data entry.

Mortgage Loan Information

Mortgage Type \*  Conventional  FHA  VA

Base Loan Amount \* \$ 150000.00

MI and Funding Fee Financed \* \$

REVISOR LOAN \$ 150000.00

Note Rate \* 7.000 %

Loan Term\* (Months) 360

Projected Reserves Amount \$

Total Monthly Residual Income \$

Amortization Type \*  Fixed Rate  Adjustable Rate

Temporary Subsidy Buydown \*  Yes  No

Buydown Duration Count\* (Months) 24

Initial Interest Rate \* 5.000 %

Increase Rate \* 1.0000 %

Funds Source Type \* Property Seller

\*For illustrative purposes using LPA via the Loan Advisor single sign-on portal.



## Temporary Subsidy Buydown Fund

The mortgage payment is subsidized by the funds established in a temporary subsidy buydown account. There are various sources that may contribute to the temporary subsidy buydown funds (“buydown funds”). The source of the temporary subsidy buydown fund will determine how you enter the data.

The buydown fund is considered a borrower closing cost, therefore, it is included in the total amount of estimated closing costs.



Include the temporary subsidy buydown fund amount in the **Borrower’s Closing Costs** field.

The applicable fund source will determine how you select the **Funds Source Type** and will determine where you enter contributions towards the buydown fund.

### LPA Funds Source Type List

- Borrower
- Builder
- Employer
- Lender
- Non-Parent Relative
- Parent
- Property Seller

**Note:** Interested parties include, but are not limited to the builder, developer, property seller, or real estate agent. Refer to Guide Section [5501.5](#) for interested party contributions, financing concessions and sales concessions.

Refer to the **Tables** below to understand how to enter contributions towards the buydown fund based on the **Fund Source Type**.

**Table 1 – Property Seller is Contributing to the Buydown Fund**

If,	Then,	Include in <a href="#">Financing Concessions</a> Maximum Limit?								
The <b>property seller</b> contributes towards the buydown fund	Consider this a financing concession and enter the amount in the <b>Seller Credits</b> field. <table border="1" style="margin-top: 10px;"> <thead> <tr> <th>Unique ID</th> <th>Data Point Name</th> </tr> </thead> <tbody> <tr> <td>142.00</td> <td>URLATotalSellerCreditsAmount</td> </tr> </tbody> </table>	Unique ID	Data Point Name	142.00	URLATotalSellerCreditsAmount	Yes* <p>*LPA will return a feedback message if the maximum financing concessions have been exceeded.</p> <p><b>Note:</b> If the amount paid by any interested parties exceeds the allowable amount, the amount that exceeds the allowable amount must be entered into the <b>Total Sales Concession Amount</b> field.</p> <table border="1" style="margin-top: 10px;"> <thead> <tr> <th>Unique ID</th> <th>Data Point Name</th> </tr> </thead> <tbody> <tr> <td>80.50</td> <td>TotalSalesConcessionAmount</td> </tr> </tbody> </table>	Unique ID	Data Point Name	80.50	TotalSalesConcessionAmount
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80.50	TotalSalesConcessionAmount									



## Direct Access Users: How to Enter a Property Seller Contributing to the Buydown Fund

For direct access users, select the **Lender Loan Information** Metro Stop:

- Enter the amount of the interested party contribution (financing concession) in the *Total Credits* section in the **Seller Credits** field.

TOTAL CREDITS	
Lender Credits (Enter the total amount of Borrower(s) costs paid by the lender)	\$
Seller Credits (Enter the total amount of Borrower(s) costs paid by the property seller)	\$
Other Credits	
Total Credits	

**Note:** If the amount paid by any interested parties exceeds the allowable amount, the amount that exceeds the allowable amount must be entered into the **Total Sales Concession Amount** field.

Qualifying the Borrower - Minimum Required Funds or Cash Back	
DUE FROM BORROWER(S)	
Sales Contract Price	\$ 150000.00
Total Sales Concessions Amount	\$ 1000.00
Net Contract Price	\$ 149000.00

Select the **Lender Loan Information** Metro Stop:

Enter the amount of the sales concession in the *Qualifying the Borrower – Minimum Required Funds or Cash Back* section in the **Total Sales Concessions Amount** field.

**Note:** The **Sales Contract Price** will be reduced by the sales concessions and display in the **Net Contract Price** field.



**Table 2 – Interested Party to the Transaction Other than the Property Seller Contributes to the Buydown Fund**

If,	Then,	Included in <a href="#">Financing Concessions</a> Maximum Limit?														
<p>An interested party to the transaction <b>other than</b> the property seller contributes towards the buydown fund, i.e.,</p> <ul style="list-style-type: none"> <li>• Builder</li> <li>• Developer</li> <li>• Real estate agent</li> </ul>	<p>Enter the contribution amount as follows:</p> <ul style="list-style-type: none"> <li>• <b>Purchase Credit Type:</b> Select “Other”</li> <li>• <b>Other Credit Type:</b> Select “Closing Costs”</li> <li>• <b>Purchase Credit Amount:</b> Enter dollar amount</li> <li>• <b>Credit Source Type:</b> Select the interested party source type</li> </ul> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Unique ID</th> <th>Data Point Name</th> </tr> </thead> <tbody> <tr> <td>186.00</td> <td>PurchaseCreditType</td> </tr> <tr> <td>187.00</td> <td>PurchaseCreditTypeOtherDescription</td> </tr> <tr> <td>185.00</td> <td>PurchaseCreditAmount</td> </tr> <tr> <td>185.50</td> <td>PurchaseCreditSourceType</td> </tr> </tbody> </table>	Unique ID	Data Point Name	186.00	PurchaseCreditType	187.00	PurchaseCreditTypeOtherDescription	185.00	PurchaseCreditAmount	185.50	PurchaseCreditSourceType	<p style="text-align: center;">Yes*</p> <p>*LPA will return a feedback message if the maximum financing concessions have been exceeded.</p> <p><b>Note:</b> If the amount paid by any interested parties exceeds the allowable amount, the amount that exceeds the allowable amount must be entered into the <b>Total Sales Concession Amount</b> field.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Unique ID</th> <th>Data Point Name</th> </tr> </thead> <tbody> <tr> <td>80.50</td> <td>TotalSalesConcessionAmount</td> </tr> </tbody> </table>	Unique ID	Data Point Name	80.50	TotalSalesConcessionAmount
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Unique ID	Data Point Name															
80.50	TotalSalesConcessionAmount															

**Direct Access Users: How to Enter Other Interested Parties Contributing to the Buydown**

For direct access users, select the **Lender Loan Information** metro stop:

- Enter the information in Table 2 in the *Purchase Credit* section.

**Note:** If the amount paid by any interested parties exceeds the allowable amount, the amount that exceeds the allowable amount must be entered into the **Total Sales Concession Amount** field.

Select the **Lender Loan Information** Metro Stop:  
Enter the amount of the sales concession in the *Qualifying the Borrower – Minimum Required Funds or Cash Back* section in the **Total Sales Concessions Amount** field.

**Note:** The **Sales Contract Price** will be reduced by the sales concessions and display in the **Net Contract Price** field.



**Table 3 – Non-Interested Party to the Transaction Contributes to the Buydown Fund**

If,	Then,	Included in Financing Concessions Maximum Limit?														
<p>Another <b>Funds Source Type</b> (non-interested party) contributes towards the buydown fund.</p> <table border="1"> <thead> <tr> <th>Unique ID</th> <th>Data Point Name</th> </tr> </thead> <tbody> <tr> <td>117.10</td> <td>FundsSourceType</td> </tr> </tbody> </table>	Unique ID	Data Point Name	117.10	FundsSourceType	<p>This is not a financing concession. Enter the contribution amount as follows:</p> <ul style="list-style-type: none"> <li>• <b>Purchase Credit Type:</b> Select “Other”</li> <li>• <b>Other Credit Type:</b> Select “Closing Costs”</li> <li>• <b>Purchase Credit Amount:</b> Enter dollar amount</li> <li>• <b>Credit Source Type:</b> Select the non-interested party source type</li> </ul> <table border="1"> <thead> <tr> <th>Unique ID</th> <th>Data Point Name</th> </tr> </thead> <tbody> <tr> <td>186.00</td> <td>PurchaseCreditType</td> </tr> <tr> <td>187.00</td> <td>PurchaseCreditTypeOtherDescription</td> </tr> <tr> <td>185.00</td> <td>PurchaseCreditAmount</td> </tr> <tr> <td>185.50</td> <td>PurchaseCreditSourceType</td> </tr> </tbody> </table>	Unique ID	Data Point Name	186.00	PurchaseCreditType	187.00	PurchaseCreditTypeOtherDescription	185.00	PurchaseCreditAmount	185.50	PurchaseCreditSourceType	No
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187.00	PurchaseCreditTypeOtherDescription															
185.00	PurchaseCreditAmount															
185.50	PurchaseCreditSourceType															

### Direct Access Users: How to Enter a Purchase Credit

For direct access users, select the **Lender Loan Information** metro stop:

- Enter the information in Table 3 in the *Purchase Credits* section.

Purchase Credits

<b>Purchase Credit Type</b>	<b>Other Credit Type *</b>	<b>Purchase Credit Amount *</b>
Other <input type="text"/>	<input type="text"/>	\$ <input type="text"/>
<b>Credit Source Type *</b>		
<input type="text"/>		

### Let's try it...



You are offering your borrower a 2-1 temporary subsidy buydown plan. The property seller is contributing \$7,000 towards closing costs, which does not exceed the financing concession maximum limit. The buydown fund is \$3600 and other estimated closing costs are \$3400. How would you enter the information?



Use the following information to check against your data entry.

Data Entry Field	Amount	LPA*										
Borrower Closing Costs	\$7000.00	<input type="text" value="Borrower's Closing Costs"/> <input type="text" value="\$ 7000.00"/>										
Seller Credits (Property Seller)	\$7000.00	<table border="1"> <thead> <tr> <th colspan="2">TOTAL CREDITS</th> </tr> </thead> <tbody> <tr> <td>Lender Credits (Enter the total amount of Borrower(s) costs paid by the lender)</td> <td><input type="text" value="\$"/></td> </tr> <tr> <td>Seller Credits (Enter the total amount of Borrower(s) costs paid by the property seller)</td> <td><input type="text" value="\$7000.00"/></td> </tr> <tr> <td>Other Credits</td> <td></td> </tr> <tr> <td>Total Credits</td> <td>\$7000.00</td> </tr> </tbody> </table>	TOTAL CREDITS		Lender Credits (Enter the total amount of Borrower(s) costs paid by the lender)	<input type="text" value="\$"/>	Seller Credits (Enter the total amount of Borrower(s) costs paid by the property seller)	<input type="text" value="\$7000.00"/>	Other Credits		Total Credits	\$7000.00
TOTAL CREDITS												
Lender Credits (Enter the total amount of Borrower(s) costs paid by the lender)	<input type="text" value="\$"/>											
Seller Credits (Enter the total amount of Borrower(s) costs paid by the property seller)	<input type="text" value="\$7000.00"/>											
Other Credits												
Total Credits	\$7000.00											

\*For illustrative purposes using LPA via the Loan Advisor single sign-on portal.

Includes the buydown fund of \$3,600.00

### Let's put it altogether



You are offering your borrower a 3-2-1 temporary subsidy buydown plan. The property seller is contributing \$5,000 towards closing costs, which does not exceed the financing concession maximum limit, and the borrower's employer is contributing \$7,000. The buydown fund is \$5,748 and other estimated closing costs are \$7,400. How would you enter the information?

A 3-2-1 buydown provides the borrower a lower payment for the first three years. For each of the first three years of the mortgage, the borrower's interest rate increases 1% per year. The full note rate will start at the beginning of the fourth year of the mortgage and continue for the life of the loan.

Year	Interest Rate
1 <sup>st</sup>	4.000%
2 <sup>nd</sup>	5.000%
3 <sup>rd</sup>	6.000%
4 - 30	7.000%



Use the following information to check against your data entry.

Mortgage Loan Information

Mortgage Type \*  
 Conventional     FHA  
 VA

Base Loan Amount \*  
\$ 125000.00

MI and Funding Fee Financed \*  
\$ 0.00

REVISED LOAN  
\$ 125000.00

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Note Rate \* ←  
7.0000 %

Loan Term\* (Months)  
360

Projected Reserves Amount  
\$

Total Monthly Residual Income  
\$

Amortization Type \*  
 Fixed Rate  
 Adjustable Rate

Temporary Subsidy Buydown \*  
 Yes     No

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Buydown Duration Count\* (Months)  
36

Initial Interest Rate \*  
4.0000 %

Increase Rate \*  
1.0000 %

Funds Source Type \*  
Employer

\*For illustrative purposes using LPA via the Loan Advisor single sign-on portal.

Data Entry Field	Amount	LPA*
Borrower Closing Costs	\$13,148	
Non-interested party purchase credits (Employer)	\$7,000	
Seller Credits (Property Seller)	\$5,000	

\*For illustrative purposes using LPA via the Loan Advisor single sign-on portal.

Includes the buydown fund of \$5,748.00





# Loan Product Advisor Feedback Certificate

## Mortgage Details Section

In the **Mortgage Details** Section of the Feedback Certificate confirm the **Interest Rate Buydown** indicator displays “Yes”.

Mortgage Details				
PRODUCT TYPE	AMORTIZATION TYPE	AMORTIZATION MONTHS	LOAN AMOUNT	INTEREST RATE
30 Year Fixed	Fixed	360	\$172,000.00	7.0000%
LOAN PURPOSE	PURCHASE PRICE	ESTIMATED PROPERTY VALUE	APPRAISED PROPERTY VALUE	NUMBER OF UNITS
Purchase	\$215,000.00	\$215,000.00	N/A	1
PROPERTY TYPE	OCCUPANCY	REFINANCE TYPE	CASH OUT AMOUNT	NEW CONSTRUCTION
Site Built Detached	Primary Residence	N/A	N/A	N/A
<b>INTEREST RATE BUYDOWN</b>	SALES CONCESSIONS	ARM QUALIFYING RATE	ARM QUALIFYING PITI	LENDER SUBMITTED RESERVES
<b>Yes</b>	N/A	N/A	N/A	\$100,000.00
AFFORDABLE SECOND	TOTAL SUBORDINATE	HELOC BALANCE	HELOC LIMIT AMOUNT	
N/A	FINANCING	\$0.00	\$0.00	
	N/A			

## General Messages Section

### Temporary Subsidy Buydown:

In the **General Messages** section of the Feedback certificate a “Review for Accuracy” feedback message is returned as a reminder that the borrower must be qualified using monthly housing payment calculated at the Note Rate.

FGM0055	Review for Accuracy: Loan was submitted with buydown plan and fixed rate Mortgage; Borrower must be qualified using monthly housing payment calculated at the Note Rate.
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## Additional Feedback Messages

Additional feedback messages may be returned based on the data submitted. For example, if an interested party’s contribution towards closing costs, including the buydown fund, exceeds the maximum financing concession limit, a reminder message is returned in the **Assets And Reserves Messages** section.

FAR0090	Financing concessions must not exceed 6 percent of value for a primary residence or second home.
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If the amount paid by any interested parties exceeds the allowable amount, the amount that exceeds the allowable amount must be entered into the **Total Sales Concession Amount [TotalSalesConcessionAmount]** field.



## Permanent Buydown Mortgage

### How it Works

A permanent buydown uses discount points to permanently reduce or “buydown” the interest rate. This type of buydown does not use a subsidy buydown fund.

Use these steps to submit a permanent buydown mortgage.

**Note:** System-to-System LPA Request File data points have been provided as a resource to help identify buydown specific data fields when using a loan origination system (LOS) that interfaces with LPA.

Step	Data Entry	System-to-System LPA Request File	
		Unique ID	Data Point Name
1.	Enter the <b>Note Rate</b> . This should reflect the permanently reduced interest rate.	200.00	NoteRatePercent
2.	Select “No” in the <b>Temporary Subsidy Buydown</b> indicator field.	159.00	BuydownTemporarySubsidyFundingIndicator
3.	Enter the dollar amount of the <b>Total Discount Points</b> .	469.00	DiscountPointsTotalAmount

### Access LPA via Loan Advisor® Single Sign-on Portal “Direct Access Users”: How to Enter Data for a Permanent Buydown

As a direct access user, select the **Lender Loan Information Metro** Stop.

1. In the *Mortgage Loan Information* section enter the bought down interest rate in the **Note Rate** field.
2. Select the **Temporary Subsidy Buydown** indicator as “No”.

The screenshot shows the 'Mortgage Loan Information' form with the following fields and values:

- Mortgage Type:** Conventional (selected), FHA, VA
- Base Loan Amount:** \$ 130000.00
- MI and Funding Fee Financed:** \$ 0.00
- REVISD LOAN:** \$ 130000.00
- Note Rate:** 3.7500 % (indicated by a red arrow)
- Loan Term (Months):** 360
- Projected Reserves Amount:** \$ 100000.00
- Total Monthly Residual Income:** \$
- Amortization Type:** Fixed Rate (selected), Adjustable Rate
- Temporary Subsidy Buydown:** No (selected, indicated by a red arrow)



In the **Lender Loan Information** Metro Stop, *Minimum Required Funds or Cash Back* section, enter the amount of the discount points in the **Total Discount Points** field.

DUE FROM BORROWER(S)	
Sales Contract Price	\$ 220500.00
Total Sales Concessions Amount	\$
Net Contract Price	\$ 220500.00
Improvements, Renovations and Repairs	\$
Land (if acquired separately)	-
Borrower's Closing Costs	\$ 6750.00
Total Discount Points	\$ 2100.00

Refer to the **Tables** below to understand how to enter contributions towards the total discount points used to buydown the interest rate based on the **Fund Source Type**.

**Table 4 – Property Seller is Contributing to the Total Discount Points**

If,	Then,	Include in <a href="#">Financing Concessions</a> Maximum Limit?								
The <b>property seller</b> contributes towards the total discount points	Consider this a financing concession and enter the amount in the <b>Seller Credits</b> field. <table border="1" data-bbox="428 1278 924 1377"> <thead> <tr> <th>Unique ID</th> <th>Data Point Name</th> </tr> </thead> <tbody> <tr> <td>142.00</td> <td>URLATotalSellerCreditsAmount</td> </tr> </tbody> </table>	Unique ID	Data Point Name	142.00	URLATotalSellerCreditsAmount	Yes* <p>*LPA will return a feedback message if the maximum financing concessions have been exceeded.</p> <p><b>Note:</b> If the amount paid by any interested parties exceeds the allowable amount, the amount that exceeds the allowable amount must be entered into the <b>Total Sales Concession Amount</b> field.</p> <table border="1" data-bbox="987 1551 1479 1650"> <thead> <tr> <th>Unique ID</th> <th>Data Point Name</th> </tr> </thead> <tbody> <tr> <td>80.50</td> <td>TotalSalesConcessionAmount</td> </tr> </tbody> </table>	Unique ID	Data Point Name	80.50	TotalSalesConcessionAmount
Unique ID	Data Point Name									
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Unique ID	Data Point Name									
80.50	TotalSalesConcessionAmount									



## Direct Access Users: How to Enter a Property Seller Contributing to the Total Discount Points

For direct access users, select the **Lender Loan Information** Metro Stop:

- Enter the amount of the interested party contribution (financing concession) in the *Total Credits* section in the **Seller Credits** field.

TOTAL CREDITS	
Lender Credits (Enter the total amount of Borrower(s) costs paid by the lender)	\$
<b>Seller Credits (Enter the total amount of Borrower(s) costs paid by the property seller)</b>	<b>\$</b>
Other Credits	
Total Credits	

**Note:** If the amount paid by any interested parties exceeds the allowable amount, the amount that exceeds the allowable amount must be entered into the **Total Sales Concession Amount** field.

Qualifying the Borrower - Minimum Required Funds or Cash Back	
DUE FROM BORROWER(S)	
Sales Contract Price	\$ 150000.00
<b>Total Sales Concessions Amount</b>	<b>\$ 1000.00</b>
Net Contract Price	\$ 149000.00

Select the **Lender Loan Information** Metro Stop:

Enter the amount of the sales concession in the *Qualifying the Borrower – Minimum Required Funds or Cash Back* section in the **Total Sales Concessions Amount** field.

**Note:** The **Sales Contract Price** will be reduced by the sales concessions and display in the **Net Contract Price** field.

**Table 5 – Interested Party to the Transaction Other than the Property Seller Contributes to the Total Discount Points**

If,	Then,	Included in <b>Financing Concessions</b> Maximum Limit?														
An interested party to the transaction <b>other than</b> the property seller contributes towards the total discount points, i.e., <ul style="list-style-type: none"> <li>Builder</li> <li>Developer</li> <li>Real estate agent</li> </ul>	Enter the contribution amount as follows: <ul style="list-style-type: none"> <li><b>Purchase Credit Type:</b> Select “Other”</li> <li><b>Other Credit Type:</b> Select “Closing Costs”</li> <li><b>Purchase Credit Amount:</b> Enter dollar amount</li> <li><b>Credit Source Type:</b> Select the interested party source type</li> </ul> <table border="1"> <thead> <tr> <th>Unique ID</th> <th>Data Point Name</th> </tr> </thead> <tbody> <tr> <td>186.00</td> <td>PurchaseCreditType</td> </tr> <tr> <td>187.00</td> <td>PurchaseCreditTypeOtherDescription</td> </tr> <tr> <td>185.00</td> <td>PurchaseCreditAmount</td> </tr> <tr> <td>185.50</td> <td>PurchaseCreditSourceType</td> </tr> </tbody> </table>	Unique ID	Data Point Name	186.00	PurchaseCreditType	187.00	PurchaseCreditTypeOtherDescription	185.00	PurchaseCreditAmount	185.50	PurchaseCreditSourceType	Yes* <p>*LPA will return a feedback message if the maximum financing concessions have been exceeded.</p> <p><b>Note:</b> If the amount paid by any interested parties exceeds the allowable amount, the amount that exceeds the allowable amount must be entered into the <b>Total Sales Concession Amount</b> field.</p> <table border="1"> <thead> <tr> <th>Unique ID</th> <th>Data Point Name</th> </tr> </thead> <tbody> <tr> <td>80.50</td> <td>TotalSalesConcessionAmount</td> </tr> </tbody> </table>	Unique ID	Data Point Name	80.50	TotalSalesConcessionAmount
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185.00	PurchaseCreditAmount															
185.50	PurchaseCreditSourceType															
Unique ID	Data Point Name															
80.50	TotalSalesConcessionAmount															



## Direct Access Users: How to Enter Other Interested Parties Contributing to the Total Discount Points (Purchase Credit)

For direct access users, select the **Lender Loan Information** metro stop:

- Enter the information in Table 2 in the *Purchase Credit* section.

**Note:** If the amount paid by any interested parties exceeds the allowable amount, the amount that exceeds the allowable amount must be entered into the **Total Sales Concession Amount** field.

Select the **Lender Loan Information** Metro Stop:  
Enter the amount of the sales concession in the *Qualifying the Borrower – Minimum Required Funds or Cash Back* section in the **Total Sales Concessions Amount** field.

**Note:** The **Sales Contract Price** will be reduced by the sales concessions and display in the **Net Contract Price** field.

**Table 6 – Non-Interested Party to the Transaction Contributes to the Total Discount Points**

If,	Then,	Included in <u>Financing Concessions</u> Maximum Limit?														
<p>Another <b>Funds Source Type</b> (non-interested party) contributes towards the total discount points.</p> <table border="1"> <thead> <tr> <th>Unique ID</th> <th>Data Point Name</th> </tr> </thead> <tbody> <tr> <td>117.10</td> <td>FundsSourceType</td> </tr> </tbody> </table>	Unique ID	Data Point Name	117.10	FundsSourceType	<p>This is not a financing concession. Enter the contribution amount as follows:</p> <ul style="list-style-type: none"> <li>• <b>Purchase Credit Type:</b> Select “Other”</li> <li>• <b>Other Credit Type:</b> Select “Closing Costs”</li> <li>• <b>Purchase Credit Amount:</b> Enter dollar amount</li> <li>• <b>Credit Source Type:</b> Select the non-interested party source type</li> </ul> <table border="1"> <thead> <tr> <th>Unique ID</th> <th>Data Point Name</th> </tr> </thead> <tbody> <tr> <td>186.00</td> <td>PurchaseCreditType</td> </tr> <tr> <td>187.00</td> <td>PurchaseCreditTypeOtherDescription</td> </tr> <tr> <td>185.00</td> <td>PurchaseCreditAmount</td> </tr> <tr> <td>185.50</td> <td>PurchaseCreditSourceType</td> </tr> </tbody> </table>	Unique ID	Data Point Name	186.00	PurchaseCreditType	187.00	PurchaseCreditTypeOtherDescription	185.00	PurchaseCreditAmount	185.50	PurchaseCreditSourceType	<p>No</p>
Unique ID	Data Point Name															
117.10	FundsSourceType															
Unique ID	Data Point Name															
186.00	PurchaseCreditType															
187.00	PurchaseCreditTypeOtherDescription															
185.00	PurchaseCreditAmount															
185.50	PurchaseCreditSourceType															



## Direct Access Users: How to Enter Non-Interested Party Contributing to the Total Discount Points (Purchase Credit)

For direct access users, select the **Lender Loan Information** metro stop:


- Enter the information in Table 3 in the *Purchase Credits* section.


Purchase Credits		
Purchase Credit Type	Other Credit Type *	Purchase Credit Amount *
Other		\$
Credit Source Type *		

## Resources

For additional questions and support reach out to our **Customer Support Contact Center, 800-FREDDIE**, or access the following resources for more information:

 [Seller/Servicer Guide](#)

 [Mortgage Products webpage](#)

 [Deliver Temporary Subsidy Buydowns through Loan Selling Advisor®](#)

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