

Freddie Mac

Home Possible[®] Mortgage

Freddie Mac
Single-Family

Freddie Mac's Home Possible[®] mortgage eases the path to homeownership by offering:

- A low 3% down payment option
- Multiple qualifying options
- Flexibility to address common challenges

Think about it...

We're all for removing the barriers to homeownership and raising hope for very low-to-moderate-income borrowers.



A newlywed couple is short on savings but received enough wedding-gift funds to complete their mortgage down payment.

Home Possible has them covered by allowing down payment and closing cost funds to come from gifts and a variety of other sources.



A young family is moving to a larger primary home but won't sell their current house until after closing on the new one.

Ownership of another property is permitted with Home Possible, so they can breathe easy at the closing table.



A freelance web designer is ready to buy a home of his own but still needs his parents as co-borrowers. Lucky for him,

Home Possible allows non-occupying borrowers on one-unit properties. What's more, the Loan Product Advisor[®] [AIM for Self-Employed](#) will make his self-employed income verification a breeze.



A renter with two long-term roommates wants to make the jump to homeownership and will bring her boarders with her.

With Home Possible, she can use rental proceeds as qualifying income for her mortgage.

**ALL FOR
HOME**

GO ALL IN.  SF.FreddieMac.com/homepossible



Mortgage Products

Advantages for Lenders

- **Offer more competitive pricing**
since Home Possible has credit-fee caps and less-than-standard fees.
- **Expand your market opportunity**
by accommodating borrowers in a wide range of life stages from first-time home buyers to move-up borrowers to retirees downsizing into smaller homes.
- **Reach more borrowers with**
practical solutions to overcome the down payment barrier and leverage flexible sources of funds.
- **Do more business with greater**
certainty and less effort using time-saving Loan AdvisorSM tools.

Advantages for Borrowers

- **Realize the milestone of homeownership**
faster without the barrier of gathering a 20 percent down payment, having the freedom of flexible sources of funds, such as gifts and grants, and with no minimum borrower contribution required.
- **Leverage additional flexibilities**
that meet a range of life situations, such as ownership of another property, non-occupant borrowers and the ability to use rental income to qualify.
- **Cancel mortgage insurance**
when eligible, reducing the monthly mortgage payment and potentially saving thousands over the life of the loan.
- **Enable empowered decisions**
and life-long responsible homeownership, with financial literacy education for borrowers who are all new to homeownership.

Key Product Features

- Low down payment option, up to 97% loan-to-value (LTV); 105% total LTV (TLTV) with Affordable Seconds[®]
- Purchase and no cash-out refinancing
- Owner-occupied primary residences
- Super conforming mortgages (with additional restrictions)
- Fixed- and certain adjustable-rate mortgages (with associated LTV/TLTV/HTLTV requirements)
- Condos, planned unit developments (PUD) and manufactured homes (with additional restrictions)

Don't Miss These Resources on [SF.FreddieMac.com/HomePossible](https://www.sffreddie.com/HomePossible)

- Home Possible product requirements fact sheet
- Freddie Mac Learning Center
- Home Possible Income and Property Eligibility Tool
- Home Possible online FAQ
- Affordable Seconds web page

Contact your Freddie Mac representative or **800-FREDDIE**