



# Freddie Mac Home Possible® Mortgage

The Freddie Mac Home Possible mortgage eases the path to homeownership by offering:

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

**We're all for removing the barriers to homeownership and raising hope for very low- to low-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. Loan Product Advisor® asset and income modeler (AIM) for income using tax data 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.**

## Lender Advantages

- **Offer more competitive pricing** since standard risk-based credit fees in price are waived. Custom MI credit fee in price will apply.
- **Expand your market opportunity** by accommodating borrowers in a wide range of life stages from first-time homebuyers 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 Advisor<sup>®</sup> tools.

## Borrower Advantages

- **Realize the milestone of homeownership faster** without the barrier of a 20% 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 new to homeownership.

## Key Product Features

- Low down payment option, up to 97% loan-to-value (LTV); 105% total LTV (TLTV) with Affordable Seconds<sup>®</sup>
- 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)

## For more information

Contact the Customer Support Contact Center (800-FREDDIE)  
or your Freddie Mac representative.