

FREDDIE MAC HOME POSSIBLE PROGRAM¹

Fixed Rate

Purpose	Occupancy	Units	LTV/TLTV/HTLTV ^{2,3}	Min. Borrower Contribution ³	FICO	Loan Amount
Purchase	Primary	1	97%/105% ^{4,5}	None	Determined by LPA	Conforming
	Primary	2-4	95%	3% of value		
No Cash-Out Refinance	Primary	1	97%/105% ^{4,5}	None	Determined by LPA	Conforming
	Primary	2-4	95%	None		

Reference:

- Standard Conforming Loan Limits apply. Minimum loan amount °\$40,000.
- TLTV is permitted up to 105% if the subordinate lien is an Affordable Second that meets Freddie Mac requirements; otherwise, max TLTV and HTLTV is 97% for conforming loan amounts. See Freddie Mac Selling Guide for complete details.
- LTV/TLTV equal or less than 80% requires no minimum borrower contribution, regardless of number of units or loan type.
- Loans involving a non-occupant borrower have a maximum LTV/TLTV of 95%.
- Transactions with a Manufactured Home permitted to a maximum LTV/TLTV of 95%. Affordable Seconds are permitted within these parameters.

2026 Conforming and Super Conforming Loan Limits⁴

	Contiguous States, District of Columbia and Puerto Rico		Alaska ² and Hawaii	Hawaii
Units	Conforming Loan Limit	High Cost “Super Conforming” Loan Limit ¹	Conforming Loan Limit	High Cost “Super Conforming” Loan Limit ³
1	\$832,750	\$1,249,125	\$1,249,125	\$1,299,500
2	\$1,066,250	\$1,599,375	\$1,599,375	\$1,633,600
3	\$1,288,800	\$1,933,200	\$1,933,200	\$2,010,950
4	\$1,601,750	\$2,402,625	\$2,402,625	\$2,499,100

Reference:

- Actual conforming loan limit values for specific counties in designated High- Cost Areas, as determined by FHFA, may be lower than the loan limits listed above and can be found by visiting the: [FHFA conforming loan limit values webpage](https://www.fhfa.gov/data/reports-and-research/special-reports/conforming-loan-limits).
- Alaska does not have any high-cost areas in 2026.
- Two counties in Hawaii (Maui and Kalawao)- are high-cost areas in 2026.
- Super Conforming Mortgages are Ineligible for Home Possible program.

This matrix is only a guide and does not represent full underwriting guidelines. Additional Requirements may apply. Refer to the Freddie Mac Home Possible Program Guidelines for any item not addressed by this matrix.

All Planet overlays are notated in light blue, bold text and an footnote “O”

Available Products	30-, 25-, 20-, and 15-Year Fixed Rate. °Arms not permitted
ATR/QM – Safe Harbor	All loans must meet ATR/QM rules as applicable and be Safe Harbor eligible.
Assets	°Sweat Equity is not permitted
AUS	°All loans must receive an “Accept” LPA finding. °Manual Underwriting is not permitted.

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Community Seconds	Acceptable to the LTV/TLTV/HTLTV stated. The TLTV ratios for Affordable Seconds may never exceed 105%.
Doc Type	Full Doc. Follow AUS requirements regarding file documentation.
Gift Funds	Gift Funds are acceptable as a source of funds for down payment and closing cost, in accordance with Freddie Mac Selling Guide section 5501.3.
Income Limits	- LPA will determine income eligibility. - Borrower income must be ≤ 80% of AMI, unless the subject property is in a low-income census tract (no limit). \$2,500 LLPA Credit (VLIP): See guidelines for timing requirements - Home Possible purchase - Accept/Eligible LPA only (no manual UW) - Income ≤ 50% AMI 1 borrower must be a first-time homebuyer - Credit must be used for down payment or closing costs - May satisfy 3% personal funds - Deliver with Home Possible ID and LPA AMI eligibility message
Ineligible Mortgages	Mortgages with the following characteristics are not eligible for sale to Freddie Mac as Home Possible Mortgages: - Financed Permanent Buydown Mortgages - Freddie Mac Enhanced Relief Refinance Mortgages® - Government Mortgages - HeritageOne® Mortgages - HomeOne® Mortgages - Super Conforming Mortgages - Mortgages with capitalized balances as described in Chapter 4403 - Refi Possible® Mortgages - Seller-Owned Converted Mortgages
First Time Home Buyer	For Purchase transactions: - If all borrowers are First Time Home Buyers (defined as holding no ownership interest in a residential property in the past three years) at least one Borrower must complete a homeownership education program prior to the Note date as outlined in Section 5103.6 of the Freddie Mac Selling Guide. - For 2–4-unit properties, at least one borrower must participate in a Landlord Education program prior to the Note date. Landlord Education cannot be provided by an interested party to the transaction.
Mortgage Insurance	Follow the standard Home Possible MI requirements. Custom MI not permitted.
Non-Occupant Borrower (s)	- At least one Borrower must occupy the subject property as their primary residence. - Non-occupant borrowers are permitted on mortgages secured by 1-unit properties ONLY, and the maximum LTV is 95%.
Non-Traditional Credit	At least one Borrower must have a usable credit score as determined by LPA.
Occupancy	Primary Residence only.
Properties - Eligible	1–4-unit primary residence - Multi-wide Manufactured Homes (<i>see Properties-Manufactured Home</i> for restrictions) - Properties with ADU's, see Seller Guide for additional requirements.

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Properties – Manufactured Homes	<u>Manufactured Homes are subject to the following restrictions:</u> • Maximum LTV/TLTV/HTLTV: 95% • Must be a multi-wide unit permanently affixed to a foundation • Loan must be a Fixed-Rate Mortgage (15-, 20-, 25-, or 30-year term) • Super Conforming loan amounts are not permitted • CHOICEHome® is not permitted under Home Possible® • Not eligible if: • Located on a leasehold estate or community land trust • Subject to resale restrictions based on income or first-time homebuyer status • Moved from a prior site (relocated from a permanent foundation) • Used to pay off a land contract • °Manufactured Housing : Singlewide, Leasehold, properties located in 100-year flood plain and °Arms are not permitted • Must meet all requirements in Freddie Mac Seller Guide Section 5703, including HUD Code compliance, foundation, titling, and appraisal
Temporary Buydown	• 2-1 and 1-0 buydowns allowed; Primary residence only. • °30 Year Fixed rate only • °AUS approval required, °Manual Underwrite is not permitted • °3-2-1 Buydowns are ineligible. • See guidelines for full details.