



LENDER NOTICE

August 1, 2019—Fannie Mae Changes Coming in September

We want to briefly inform our lenders about changes that are coming to our Home Preferred Program ***in September***. Trainings are scheduled for early August.

CHANGES

Recently, Fannie Mae again made changes to its loan programs for housing finance agencies such as New Hampshire Housing. This means New Hampshire Housing must again revise our programs to comply with Fannie Mae's new program guidelines and pricing.

Here are the main changes that will happen in September (meaning not yet):

- ***Home Preferred and Home Preferred Plus will be limited to borrowers with income at 80% or less of area median income (AMI) based on the property location.*** This means, that in September, New Hampshire Housing will no longer be providing loans to borrowers over 80% AMI in the Home Preferred program. Lenders will use the HomeReady® Income Lookup Tool to determine property AMI.
- ***Home Preferred No MI program will be discontinued.*** In September, we will suspend this program. The program will still be available until September. For now, we have removed this program and rates from our websites. The rate will still be posted in Lender Online and included in the daily rate email.

The good news:

Even with these changes in September, our Home Preferred and Home Preferred Plus will beat HomeReady® by offering great features to borrowers at or below 80% AMI.

- Minimum MI coverage (18% @ 97%LTV), lower than HomeReady®!
- No loan level price adjustments, better than HomeReady®!
(Minimum 620 credit score.)
- Up to 3% downpayment assistance with Home Preferred Plus
- Low rates

EFFECTIVE DATES

These changes will be effective the first week of September. The basic deadlines are as follows, but there are some complexities behind these deadlines.

September 4th:

- Home *Preferred* and Home *Preferred Plus*:
 - Deadline to: 1) run loans in DO/DU for borrowers above 80% AMI; and 2) make a loan reservation.
- Home *Preferred No MI*:
 - Deadline to: 1) run loans in DO/DU for all borrowers; and 2) make a loan reservation.

September 5th:

- Home *Preferred No MI*: Closed to reservations.
- Home *Preferred* and Home *Preferred Plus*: Reservations limited to borrowers 80% AMI or less.

AS WE SAID IN AN EARLIER [LENDER NOTICE](#), BETWEEN NOW AND SEPTEMBER, NEW HAMPSHIRE HOUSING HAS **MORE FLEXIBILITY** IN TERMS OF INCOME THAN HOMEREDY®, AND WE STILL HAVE LOW RATES, CHARTER MINIMUM MI AND NO LOAN LEVEL PRICE ADJUSTMENTS.

TRAINING

Please sign up for one of the following training sessions.

DATE	TIME	LIVE/ONLINE	LINK
Tuesday, 8/13/19	10:00 – 11:00AM	Live*	Register here
Wednesday, 8/14/19	9:30 – 10:30AM	Online	Register here
Wednesday, 8/14/19	2:00 – 3:00PM	Online	Register here

*Live training at New Hampshire Housing, 32 Constitution Drive, East Entrance, Bedford NH 03110

If you have any questions, please contact Darren O'Toole at 603-310-9245 or dotoole@nhhfa.org.

Thank you.

New Hampshire Housing Homeownership Team

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