



TO: Freddie Mac Sellers

May 4, 2016 | 2016-8

SUBJECT: HOME POSSIBLE® MORTGAGE DELIVERY FEE CAP STRUCTURE

This Guide Bulletin announces updates to the postsettlement delivery fee (“delivery fee”) cap structure for Home Possible and Home Possible Advantage® Mortgages (collectively referred to as “Home Possible Mortgages”), announced in Bulletin 2015-21.

In response to Seller feedback regarding challenges in implementing the previously announced delivery fee cap structure, and to expand affordability to more Borrowers, we are simplifying and broadening the application of the delivery fee cap structure. We are doing so by removing the delivery fee cap eligibility requirements based on area median income (AMI) or the location of the Mortgaged Premises in an Underserved Area.

Effective for Home Possible Mortgages with Settlement Dates on or after July 1, 2016, the delivery fee cap structure will apply to all Home Possible Mortgages as reflected in the following table:

HOME POSSIBLE AND HOME POSSIBLE ADVANTAGE MORTGAGES DELIVERY FEE CAP Effective for Settlement Dates on or after July 1, 2016			
Product	LTV Ratios	Credit Score	Cap
All Eligible Product	> 80%	≥ 680	0.00%
		< 680	1.50%
	≤ 80%	All	1.50%

While eligibility for the delivery fee cap structure will no longer be determined based on delivery of Investor Feature Identifier (IFI) 140, Sellers must deliver IFI 140 when income used to qualify the Borrower, converted to an annual basis, does not exceed 80% of the applicable AMI, or the Mortgaged Premises is located in an Underserved Area.

All other changes in Bulletin 2015-21 remain in effect as announced.

Guide impact: Exhibit 19

CONCLUSION

If you have any questions about the changes announced in this Bulletin, please contact your Freddie Mac representative or call Customer Support at (800) FREDDIE and select option three for loan delivery.

Sincerely,



Christina K. Boyle
 Senior Vice President
 Single-Family Sales and Relationship Management