

Lender Letter (LL-2021-13)

Jul. 16, 2021

To: All Fannie Mae Single-Family Sellers Elimination of the Adverse Market Refinance Fee

This Lender Letter provides information about the elimination of the adverse market refinance fee that applies to most refinances.

In Aug. of 2020, we announced an adverse market refinance fee in the form of a 50 basis points (0.500%) loan-level price adjustment (LLPA). The fee was effective for loans purchased or securitized beginning Dec. 1, 2020.

Today, the Federal Housing Finance Agency announced the elimination of this fee. As a result, we will no longer assess the LLPA for whole loans purchased on or after Aug. 1, 2021 and for loans delivered into MBS pools with issue dates on or after Aug. 1, 2021. We have updated the [Loan-Level Price Adjustment \(LLPA\) Matrix](#) accordingly.

Lenders may contact their Fannie Mae Account Team if they have questions about this Lender Letter. Have guide questions? Get answers to all your policy questions, straight from the source. [Ask Poli](#).

Let your voice be heard! We want your feedback on our policy communications to help us improve the clarity of new and updated policy and understand any implications to borrowers. Click below to take a short survey regarding this Lender Letter.

