



WHOLESALE ANNOUNCEMENT 2023-65

November 22, 2023

Freddie Mac Updates



Effective Date

Effective Immediately

Updates:

Timeshare Related Obligations

- Timeshare loans are considered installment debts, regardless of how they are reflected on the credit report (e.g., as a mortgage); as such, payments for timeshare loans are not considered housing payments, and foreclosure recovery time periods for reestablishment of credit are not applicable to timeshare loans in foreclosure
- Timeshare maintenance fees are not required to be included in the Borrower's monthly debt payment-to-income ratio, and
- Timeshare ownership is not considered an ownership interest in a residential property for purposes of the Glossary definition of "First-Time Homebuyer"

Credit Fee

- Freddie Mac has made updates related to Credit Fees and created a new Section 5701.13 to require Sellers to refer to Exhibit 19
 - The Seller must refer to Exhibit 19, Credit Fees, for Credit Fees related to Condominium Units, including Detached Condominium Units.

**Freddie Mac Product Announcement has been posted on FCM's
[Wholesale Knowledge Center](#)**

Should you have any questions, please reach out to your Account Executive or Client Manager