



WHOLESALE ANNOUNCEMENT 2024-89

December 18, 2024

Fannie Mae Updates

Effective Date

Effective on or after the weekend of January 11, 2025

Release Notes:

Value Acceptance LTV Ratio

As announced by Fannie Mae on Oct. 28, 2024, the eligible loan-to-value (LTV) ratios for purchase loans to receive a Value Acceptance offer will increase from 80% to 90% and to receive a Value Acceptance + Property Data offer will increase from 80% to the program limits. The table below outlines the updated eligibility that will be applied to loan casefiles submitted or resubmitted on or after the weekend of Jan. 11, 2025.

Updated maximum LTV ratio	
Purchase transactions (1-unit only)	
Value acceptance	90% ¹
Value acceptance + property data	97% ² (up to program limits)

¹ Principal residences in “high-needs rural” locations are eligible up to a 97% LTV/105% CLTV (if the loan is part of a Community Seconds transaction) for borrowers at or below AMI, contingent on home property inspection.

² The CLTV may exceed the stated limit up to 105% CLTV only if the loan is part of a Community Seconds transaction.

Note: These changes will be applied to new loan casefiles underwritten with DU Version 12.0, as well as resubmissions of loan casefiles underwritten with DU Version 11.1.

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