



# WHOLESALE ANNOUNCEMENT 2026-37

April 9, 2026

## Freddie Mac Update

### Effective Date

Effective for Mortgages with Application Received Dates on or after April 12, 2026 and Mortgages with Application Received Dates prior to April 12, 2026 with Settlement Dates on or after July 12, 2026

### Update:

#### **Home Possible Mortgages**

Freddie Mac is announcing updates to their Home Possible offering to further support sustainable homeownership for low- and very low-income Borrowers. These updates are intended to promote successful homeownership and simplify Guide requirements.

Mortgages no longer eligible for Home Possible may still be eligible for sale to Freddie Mac through other Guide offerings.

#### Borrower qualifying income

- When determining the Borrowers' qualifying income for Home Possible Mortgages, the Borrowers' base earnings must be considered for both non-fluctuating and fluctuating employment earnings before any additional employment earnings (e.g., bonus, commission, overtime, tips) may be considered.

#### Sources of funds

- Unsecured loan proceeds may no longer be used as a source of funds for Home Possible Mortgages.

#### Eligible Mortgages

- Super conforming Mortgages will no longer be eligible as Home Possible Mortgages.

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