

Loan-Level Price Adjustment Matrix

****This Matrix is effective for all whole loans purchased on or after May 1, 2023, and for loans delivered into MBS with issue dates on or after May 1, 2023, unless otherwise noted below. For LLPAs prior to this date, see the [LLPA Matrix effective until 5/1/2023](#)****

This document provides the LLPAs applicable to loans sold to Fannie Mae. LLPAs are assessed based upon certain eligibility or other loan features submitted in Fannie Mae's Loan Delivery system, such as credit score, loan purpose, occupancy, number of units, product type, etc. Special feature codes (SFCs) that are required when delivering loans with these features are listed next to the applicable LLPAs. Not all loans will be eligible for the features or loan-to-value (LTV) ratios described in this Matrix and unless otherwise noted, FHA, VA, Rural Development (RD) Section 502 Mortgages, and HUD Section 184 Mortgages are excluded from these LLPAs.

Refer to the *Selling Guide*, *Eligibility Matrix*, and your contracts with Fannie Mae to determine loan eligibility.

Pricing Guidelines for LLPAs:

- All LLPAs are calculated based on the acquisition date principal balance and are cumulative. The LLPAs apply to all loans that meet the stated criteria for the LLPA, unless otherwise noted or excluded.
- LLPAs are based on the gross LTV ratio, with the exception of minimum mortgage insurance LLPAs, which are based on the base (or net) LTV ratio.
- Credit score requirements are based on the “representative” credit score for the mortgage loan as defined in the *Selling Guide*. Loans delivered without any credit score will be charged under the lowest credit score range shown in each of the applicable LLPA tables. Loans delivered with more than one borrower, when one borrower has a credit score and one or more borrowers do not have credit scores, are charged according to the representative credit score (disregarding the borrower(s) without a credit score).
- All applicable LLPAs for MBS transactions are calculated on the MBS pool issue date based on the pool issue date balance, and will be drafted from the lender's account designated for that purpose. All applicable LLPAs for whole loan transactions are calculated on the “Purchase Ready” date (as reflected in Loan Delivery) based on the unpaid principal balance of the loan and will be deducted from the loan net proceeds

Table of Contents

Purchase Money Loans	Page 2
Limited Cash-out Refinance Loans	Page 3
Cash-out Refinance Loans	Page 4
LLPA Waivers	Page 5
LLPA Credits	Page 6
Minimum Mortgage Insurance Option and High LTV Refinance Loans (*Acquisition of high LTV refinance loans is suspended)	Page 7
Footnotes	Page 8
LLPA Matrix Change Tracking Log	Page 9



Purchase Money Loans – LLPA by Credit Score/LTV Ratio

Credit Score	LTV Range									
	Applicable for all loans with terms greater than 15 years									
	≤ 30.00%	30.01 – 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	>95.00%	SFC
≥ = 780	0.000%	0.000%	0.000%	0.000%	0.375%	0.375%	0.250%	0.250%	0.125%	N/A
760 – 779	0.000%	0.000%	0.000%	0.250%	0.625%	0.625%	0.500%	0.500%	0.250%	N/A
740 – 759	0.000%	0.000%	0.125%	0.375%	0.875%	1.000%	0.750%	0.625%	0.500%	N/A
720 – 739	0.000%	0.000%	0.250%	0.750%	1.250%	1.250%	1.000%	0.875%	0.750%	N/A
700 – 719	0.000%	0.000%	0.375%	0.875%	1.375%	1.500%	1.250%	1.125%	0.875%	N/A
680 – 699	0.000%	0.000%	0.625%	1.125%	1.750%	1.875%	1.500%	1.375%	1.125%	N/A
660 – 679	0.000%	0.000%	0.750%	1.375%	1.875%	2.125%	1.750%	1.625%	1.250%	N/A
640 - 659	0.000%	0.000%	1.125%	1.500%	2.250%	2.500%	2.000%	1.875%	1.500%	N/A
≤ 639 ¹	0.000%	0.125%	1.500%	2.125%	2.750%	2.875%	2.625%	2.250%	1.750%	N/A

Additional LLPAs by Loan Attribute Applicable to Purchase Money Loans

Loan Feature	LTV Range									
	Applicable for all loans									
	≤ 30.00%	30.01 – 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	>95.00%	SFC
Adjustable-rate mortgage	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.250%	0.250%	N/A
Condo ²	0.000%	0.000%	0.125%	0.125%	0.750%	0.750%	0.750%	0.750%	0.750%	N/A
Investment property	1.125%	1.125%	1.625%	2.125%	3.375%	4.125%	4.125%	4.125%	4.125%	N/A
Second home	1.125%	1.125%	1.625%	2.125%	3.375%	4.125%	4.125%	4.125%	4.125%	N/A
Manufactured home ³	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	235
Two- to four-unit property	0.000%	0.000%	0.375%	0.375%	0.625%	0.625%	0.625%	0.625%	0.625%	N/A
High-balance fixed-rate	0.500%	0.500%	0.750%	0.750%	1.000%	1.000%	1.000%	1.000%	1.000%	808
High-balance ARM	1.250%	1.250%	1.500%	1.500%	2.500%	2.500%	2.500%	2.750%	2.750%	808
Subordinate financing ⁴	0.625%	0.625%	0.625%	0.875%	1.125%	1.125%	1.125%	1.875%	1.875%	N/A
DTI Ratio > 40% ⁷	0.000%	0.000%	0.250%	0.250%	0.375%	0.375%	0.375%	0.375%	0.375%	N/A



Limited Cash-out Refinances – LLPA by Credit Score/LTV Ratio

Credit Score	LTV Range									
	Applicable for all loans with terms greater than 15 years									
	≤ 30.00%	30.01 – 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	>95.00%	SFC
≥ = 780	0.000%	0.000%	0.000%	0.125%	0.500%	0.625%	0.500%	0.375%	0.375%	007
760 – 779	0.000%	0.000%	0.125%	0.375%	0.875%	1.000%	0.750%	0.625%	0.625%	007
740 – 759	0.000%	0.000%	0.250%	0.750%	1.125%	1.375%	1.125%	1.000%	1.000%	007
720 – 739	0.000%	0.000%	0.500%	1.000%	1.625%	1.750%	1.500%	1.250%	1.250%	007
700 – 719	0.000%	0.000%	0.625%	1.250%	1.875%	2.125%	1.750%	1.625%	1.625%	007
680 – 699	0.000%	0.000%	0.875%	1.625%	2.250%	2.500%	2.125%	1.750%	1.750%	007
660 – 679	0.000%	0.125 %	1.125%	1.875%	2.500%	3.000%	2.375%	2.125%	2.125%	007
640 - 659	0.000%	0.250%	1.375%	2.125%	2.875%	3.375%	2.875%	2.500%	2.500%	007
≤ 639 ¹	0.000%	0.375%	1.750%	2.500%	3.500%	3.875%	3.625%	2.500%	2.500%	007

Additional LLPAs by Loan Attribute Applicable to Limited Cash-out Refinances

Loan Feature	LTV Range									
	Applicable for all loans									
	≤ 30.00%	30.01 – 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	>95.00%	SFC
Adjustable-rate mortgage	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.250%	0.250%	N/A
Condo ²	0.000%	0.000%	0.125%	0.125%	0.750%	0.750%	0.750%	0.750%	0.750%	N/A
Investment property	1.125%	1.125%	1.625%	2.125%	3.375%	4.125%	4.125%	4.125%	4.125%	N/A
Second home	1.125%	1.125%	1.625%	2.125%	3.375%	4.125%	4.125%	4.125%	4.125%	N/A
Manufactured home ³	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	235
Two- to four-unit property	0.000%	0.000%	0.375%	0.375%	0.625%	0.625%	0.625%	0.625%	0.625%	N/A
High balance fixed-rate	0.500%	0.500%	0.750%	0.750%	1.000%	1.000%	1.000%	1.000%	1.000%	808
High-balance ARM	1.250%	1.250%	1.500%	1.500%	2.500%	2.500%	2.500%	2.750%	2.750%	808
Subordinate financing ⁴	0.625%	0.625%	0.625%	0.875%	1.125%	1.125%	1.125%	1.875%	1.875%	N/A
DTI Ratio > 40% ⁷	0.000%	0.000%	0.250%	0.250%	0.375%	0.375%	0.375%	0.375%	0.375%	N/A



Cash-out Refinance Loans⁵ – LLPA by Credit Score/LTV Ratio

Credit Score	LTV Range					
	Applicable for all loans					
	≤ 30.00%	30.01 – 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	SFC
≥ = 780	0.375%	0.375%	0.625%	0.875%	1.375%	003
760 – 779	0.375%	0.375%	0.875%	1.250%	1.875%	003
740 – 759	0.375%	0.375%	1.000%	1.625%	2.375%	003
720 – 739	0.375%	0.500%	1.375%	2.000%	2.750%	003
700 – 719	0.375%	0.500%	1.625%	2.625%	3.250%	003
680 – 699	0.375%	0.625%	2.000%	2.875%	3.750%	003
660 – 679	0.375%	0.875%	2.750%	4.000%	4.750%	003
640 - 659	0.375%	1.375%	3.125%	4.625%	5.125%	003
≤ 639 ¹	0.375%	1.375%	3.375%	4.875%	5.125%	003

Additional LLPAs by Loan Attribute Applicable to Cash-out Refinances

Loan Feature	LTV Range					
	Applicable for all loans					
	≤30.00%	30.01-60.00%	60.01-70.00%	70.01-75.00%	75.01-80.00%	SFC
Condo ²	0.000%	0.000%	0.125%	0.125%	0.750%	N/A
Investment property	1.125%	1.125%	1.625%	2.125%	3.375%	N/A
Second home	1.125%	1.125%	1.625%	2.125%	3.375%	N/A
Manufactured home ³	0.500%	0.500%	0.500%	0.500%	0.500%	235
Two- to four-unit property	0.000%	0.000%	0.375%	0.375%	0.625%	N/A
High-balance fixed-rate	1.250%	1.250%	1.500%	1.500%	1.750%	808
High-balance ARM	2.000%	2.000%	2.250%	2.250%	3.250%	808
Subordinate financing ⁴	0.625%	0.625%	0.625%	0.875%	1.125%	N/A
DTI Ratio > 40% ⁷	0.000%	0.000%	0.250%	0.250%	0.375%	N/A



LLPA Waivers

All LLPAs will be waived for the following loans

(Exception: LLPAs for Minimum Mortgage Insurance Coverage Option will be charged if applicable)

Product Feature	SFC
HomeReady® loans	900
Loans to first-time homebuyers with qualifying income ≤100% area median income (AMI) or 120% AMI in high-cost areas	NA
Loans meeting Duty to Serve requirements (Purchase and limited cash-out refinances, principal residences with total qualifying income ≤100% AMI) <ul style="list-style-type: none">• Manufactured housing including MH Advantage®• Rural housing - loans in high needs rural regions• Loans to Native Americans on tribal lands• Loans originated by “small financial institutions”• Affordable housing preservation loans – loans financing ENERGY STAR® certified improvements, loans with shared equity	874



LLPA Credits

Credit will be provided for the following loans as described below

Product Feature	LLPA	SFC
Housing counseling (must be a HomeReady loan)	-\$500	184
HomeStyle® Energy	-\$500	375
RefiNow™ loans (if an appraisal was obtained for the transaction and the loan is delivered without an appraisal waiver)	-\$500	868
Loans on HomePath® properties (if an appraisal was obtained for the transaction and the loan is delivered without an appraisal waiver)	-\$500	871



Minimum Mortgage Insurance Coverage Option (Not applicable to High LTV Refinance)

Representative Credit Score	LTV Range			
	80.01 – 85.00% ⁶	85.01 – 90.00% ⁶	90.01 – 95.00%	95.01 – 97.00%
≥ 740	0.125%	0.375%	0.500%	1.000%
720 – 739	0.125%	0.625%	0.875%	1.250%
700 – 719	0.125%	0.750%	0.875%	1.250%
680 – 699	0.125%	0.750%	0.875%	1.750%
660 – 679	0.750%	1.250%	1.750%	2.125%
640 – 659	1.250%	1.750%	2.000%	2.375%
620 – 639	1.750%	2.000%	2.250%	2.750%
< 620 ¹	2.000%	2.250%	2.500%	3.000%

High LTV Refinance Loans*

If the sum of all applicable LLPAs exceeds the caps listed below, the excess will be waived at delivery

Occupancy	Units	Low Range LTV Ratios Cumulative LLPAs from Tables 1 – 3 (No LLPA Caps)	Intermediate Range LTV Ratios Cumulative LLPAs from Tables 1 – 3 up to the Applicable Cap			High Range LTV Ratios Cumulative LLPAs from Tables 1 – 3 up to the Applicable Cap		
			LTV Range	LLPA Caps Amortization Term ≤15 yr	LLPA Caps Amortization Term >15 yr	LTV Range	LLPA Caps Amortization Term ≤15 yr	LLPA Caps Amortization Term >15 yr
Principal residence	1 unit	97.01 – 105.00%	105.01 – 115.00%	0.75%	2.00%	>115.00%	0%	0.75%
Principal residence	2 units	85.01 – 90.00%	90.01 – 100.00%	0.75%	2.00%	>100.00%	0%	0.75%
Principal residence	3-4 units	75.01 – 80.00%	80.01 – 90.00%	0.75%	2.00%	>90.00%	0%	0.75%
Second home	1 unit	90.01 – 95.00%	95.01 – 105.00%	2.00%	3.00%	>105.00%	1.50%	2.00%
Investment property	1-4 units	75.01 – 80.00%	80.01 – 90.00%	2.00%	3.00%	>90.00%	1.50%	2.00%

*Acquisition of high LTV refinance loans is currently suspended.



Footnotes:

¹A minimum required credit score of 620 generally applies to all loans delivered to Fannie Mae. See the *Selling Guide* and the *Eligibility Matrix* for additional details.

²Not applicable to co-ops or detached condo units (identified by SFC 588).

³Not applicable to MH Advantage properties (identified by SFC 859 in conjunction with SFC 235).

⁴The subordinate financing LLPA will be charged if the CLTV is greater than the LTV; the undrawn portion of a HELOC is not included in CLTV. Also, if the subordinate financing is a Community Seconds[®] loan, these LLPAs do not apply (SFC 118).

⁵Student loan cash-out refinances (identified by SFC 841) will be charged the LLPAs for limited cash-out refinances.

⁶Applies only to fixed-rate loans with amortization terms >20 years, all ARMS, and loans securing manufactured housing with terms ≤ 20 that are not MH Advantage properties.

⁷LLPAs for loans with DTI ratios > 40% effective for all whole loans purchased on or after Aug. 1, 2023, and for loans delivered into MBS with issue dates on or after Aug. 1, 2023.



LLPA Matrix Change Tracking Log

The information in the table below summarizes major changes only and may not represent a comprehensive description of all changes made to the Matrix. In addition, the information below is provided as a convenience only, and should not be relied upon for the purposes of obtaining actual LLPA values. Always refer to the related Announcement or Lender Letter for the *explanation and details of the particular change*.

Summary of Changes Beginning 01/19/23		
Date	Announcement/ Lender Letter	Changes Made
01/19/23	Lender Letter LL-2023-01	<ul style="list-style-type: none">Introduced a redesigned LLPA Matrix to differentiate pricing by loan purpose.Included notable changes to credit score and LTV ratio buckets and a new LLPA related to DTI ratio.
02/01/23	Lender Letter LL-2022-05	<ul style="list-style-type: none">Removed the requirement for SFC 873 to be delivered with loans for first-time homebuyers with income at or below applicable AMI.
03/22/23	Lender Letter LL-2023-01 Reissue	<ul style="list-style-type: none">Extends the effective date for all DTI ratio-based LLPAs to Aug. 1, 2023.