



****This Matrix is effective for all whole loans purchased before May 1, 2023, and for loans delivered into MBS with issue dates before May 1, 2023. For LLPAs effective after this date, see this [LLPA Matrix](#)****

Loan-Level Price Adjustment Matrix

This document provides the LLPAs applicable to loans delivered to Fannie. LLPAs are assessed based upon certain eligibility or other loan features, 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. See the *Selling Guide*. Footnotes and expiration/effective dates are important guides to the correct application and accumulation of LLPAs.

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Table 1: All Eligible Loans – LLPA by Credit Score/LTV Ratio

Representative Credit Score	LTV Range									
	Applicable for all loans with terms greater than 15 years									
	≤ 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%	95.01 – 97.00%	>97.00%	SFC
≥ 740	0.000%	0.250%	0.250%	0.500%	0.250%	0.250%	0.250%	0.750%	0.750%	N/A
720 – 739	0.000%	0.250%	0.500%	0.750%	0.500%	0.500%	0.500%	1.000%	1.000%	N/A
700 – 719	0.000%	0.500%	1.000%	1.250%	1.000%	1.000%	1.000%	1.500%	1.500%	N/A
680 – 699	0.000%	0.500%	1.250%	1.750%	1.500%	1.250%	1.250%	1.500%	1.500%	N/A
660 – 679	0.000%	1.000%	2.250%	2.750%	2.750%	2.250%	2.250%	2.250%	2.250%	N/A
640 – 659	0.500%	1.250%	2.750%	3.000%	3.250%	2.750%	2.750%	2.750%	2.750%	N/A
620 – 639	0.500%	1.500%	3.000%	3.000%	3.250%	3.250%	3.250%	3.500%	3.500%	N/A
< 620 ¹	0.500%	1.500%	3.000%	3.000%	3.250%	3.250%	3.250%	3.750%	3.750%	N/A

Table 2: All Eligible Loans – LLPA by Product Feature

PRODUCT FEATURE	LTV Range									
	≤ 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%	95.01 – 97.00%	>97.00%	SFC
Adjustable-rate mortgage	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.250%	0.250%	0.250%	N/A
Manufactured home ²	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	235
Investment property	2.125%	2.125%	2.125%	3.375%	4.125%	4.125%	4.125%	4.125%	4.125%	N/A



Table 2: All Eligible Loans – LLPA by Product Feature [continued]

PRODUCT FEATURE	LTV Range									SFC
	≤ 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%	95.01 – 97.00%	>97.00%	
Cash-out refinance³ Representative Credit Score										
≥ 740	0.375%	0.750%	1.375%	1.875%	N/A	N/A	N/A	N/A	N/A	003
720 – 739	0.500%	1.125%	1.500%	2.000%	N/A	N/A	N/A	N/A	N/A	003
700 – 719	0.500%	1.125%	1.625%	2.000%	N/A	N/A	N/A	N/A	N/A	003
680 – 699	0.625%	1.500%	1.625%	2.000%	N/A	N/A	N/A	N/A	N/A	003
660 – 679	0.875%	1.750%	1.750%	2.000%	N/A	N/A	N/A	N/A	N/A	003
640 – 659	0.875%	1.875%	1.875%	2.125%	N/A	N/A	N/A	N/A	N/A	003
620 – 639	0.875%	1.875%	1.875%	2.125%	N/A	N/A	N/A	N/A	N/A	003
< 620 ¹	0.875%	1.875%	1.875%	2.125%	N/A	N/A	N/A	N/A	N/A	003



Table 2: All Eligible Loans – LLPA by Product Feature [continued]

PRODUCT FEATURE	LTV Range									
	≤ 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%	95.01 – 97.00%	>97.00%	SFC
High-balance loan⁴										
Purchase or limited cash-out refinance	0.500%	0.750%	0.750%	1.000 %	1.000%	1.000%	1.000%	1.000%	1.000%	808
Cash-out refinance ³	1.250%	1.500%	1.500%	1.750%	N/A	N/A	N/A	N/A	N/A	808
ARM (pricing based on higher of LTV or CLTV)	0.750%	0.750%	0.750%	1.500%	1.500%	1.500%	1.750%	1.750%	1.750%	808
Second home	1.125%	1.625%	2.125%	3.375%	4.125%	4.125%	4.125%	4.125%	4.125%	N/A
Multiple-unit property										
2-unit property	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%	N/A
3-4 unit property	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%	N/A
Condominium⁵	Applicable for all loans with terms greater than 15 years									
	0.000%	0.000%	0.000%	0.750%	0.750%	0.750%	0.750%	0.750%	0.750%	N/A

Table 3: Loans with Subordinate Financing^{6,7}

All loans where the CLTV exceeds the LTV		LLPA		SFC
		0.375%		N/A
Applicable for all loans that meet these LTV and CLTV ranges and credit score requirements (the LLPAs below are in addition to the LLPA above)				
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720	SFC
≤ 65.00%	80.01% – 95.00%	0.500%	0.250%	N/A
65.01% – 75.00%	80.01% – 95.00%	0.750%	0.500%	N/A
75.01% – 95.00%	90.01% – 95.00%	1.000%	0.750%	N/A
75.01% – 90.00%	76.01% – 90.00%	1.000%	0.750%	N/A
≤ 95.00%	95.01% – 97.00%		1.500%	N/A



Table 4: Minimum Mortgage Insurance Coverage Option (Not applicable to High LTV Refinance)

Representative Credit Score	LTV Range			
	80.01 – 85.00% ⁸	85.01 – 90.00% ⁸	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%



Table 5: 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 suspended. High LTV refinance loans had to be purchased by Fannie Mae as whole loans on or before August 31, 2021 or included in MBS pools with issue dates on or before August 1, 2021.



Table 6: LLPA Waivers

All LLPAs will be waived for the following loans

(Exception: LLPAs for Minimum Mortgage Insurance Coverage Option (Table 4) will be charged if applicable)

PRODUCT FEATURE	SFC
HomeReady loans	900
Loans to first-time homebuyers with qualifying income $\leq 100\%$ area median income (AMI) or 120% AMI in high-cost areas Use of an SFC is no longer required for <ul style="list-style-type: none"> • whole loans delivered and purchased on and after Mar. 1, 2023, and • loans delivered into Mar. 1 issue MBS pools beginning Feb. 1, 2023. 	873
Loans meeting Duty to Serve requirements (Purchase and limited cash-out refinances, principal residences with total qualifying income $\leq 100\%$ 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



Table 7: 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

Footnotes:

- ¹ A 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.
- ² Not applicable to MH Advantage properties (identified by SFC 859 in conjunction with SFC 235).
- ³ Not applicable to student loan cash-out refinances (identified by SFC 841).
- ⁴ LLPAs for baseline (general) loan limits per this Matrix also apply.
- ⁵ Not applicable to cooperatives or detached condominium units (identified by SFC 588).
- ⁶ If the subordinate financing is a Community Seconds® loan, these LLPAs do not apply (identified by SFC 118). Refer to the *Eligibility Matrix* for maximum CLTV ratios for loans with Community Seconds.
- ⁷ The LLPAs in this table are based on the CLTV, which does not include the undrawn portion of a home equity line of credit.
- ⁸ Applies only to FRM loans with amortization terms >20 years, all ARMS, and loans securing manufactured housing with terms <= 20 that are not MH Advantage properties. See the *Selling Guide* for additional information about minimum mortgage insurance coverage.



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 11/12/20		
Date	Announcement/ Lender Letter	Changes Made
11/12/20	Lender Letter LL-2020-06	<ul style="list-style-type: none"> Extended the effective dates for delivery of loans in forbearance due to COVID-19.
05/05/21	Lender Letter LL-2021-10	<ul style="list-style-type: none"> Added an exception to the Adverse Market Refinance Fee for RefiNow loans with an original UPB ≤ \$300,000. Added RefiNow loans with a \$500 LLPA credit for loans delivered without an appraisal waiver.
05/05/21	Lender Letter LL-2020-06	<ul style="list-style-type: none"> Removed expired information pertaining to the delivery of loans in forbearance due to COVID-19.
05/26/21	Lender Letter LL-2021-11	<ul style="list-style-type: none"> Noted the suspension in acquisition of high LTV refinance loans.
07/16/21	Lender Letter LL-2021-13	<ul style="list-style-type: none"> Noted the expiration of the Adverse Market Refinance Fee.
12/15/21	Selling Guide Update SEL-2021-11	<ul style="list-style-type: none"> Clarified the net LTV ratio exception for minimum mortgage insurance LLPAs. Removed information about the Adverse Market Refinance Fee.
01/05/22	Lender Letter LL-2022-01	<ul style="list-style-type: none"> Updated fees for second home and high-balance loans effective for whole loans purchased on or after Apr. 1, 2022 and loans delivered into MBS pools with issue dates on or after Apr. 1, 2022.
02/02/22	SEL-2022-01	<ul style="list-style-type: none"> Added the LLPA credit for sale of loans securing HomePath properties back to Fannie Mae.
04/06/22	SEL-2022-03	<ul style="list-style-type: none"> Removed the LLPAs for second home and high-balance loans that were effective prior to Apr. 1, 2022.
11/04/22	LL-2022-05	<ul style="list-style-type: none"> Added LLPA waivers for Duty to Serve loans effective Dec. 1, 2022 Moved all LLPA credits into Table 8 Updated LLPAs for cash-out refinances effective Feb. 1, 2023
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. Removed LLPAs no longer effective 2/1/2023.