

Loan-Level Price Adjustment (LLPA) 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. This Matrix is incorporated by reference into the *Selling Guide*, and the related *Selling Guide* provision or *Selling Guide* announcement governs if there is an inconsistency. Refer to the *Selling Guide*, *Eligibility Matrix*, and your contracts with Fannie Mae to determine loan eligibility.

Pricing Guidelines for LLPAs:

- All LLPAs are cumulative. The LLPAs apply to all loans that meet the stated criteria for the LLPA, unless otherwise noted or excluded.
- 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 will be drafted from the lender's account. All applicable LLPAs for whole loan transactions will be deducted from the loan net proceeds, as set forth in the *Selling Guide*.
- Footnotes and expiration/effective dates are important guides to the correct application and accumulation of LLPAs.
- Mortgages are subject to all applicable SFCs, in addition to any that may be indicated below.
- For loans with financed mortgage insurance, applicable LLPAs are applied based on gross LTV ratio, which is calculated after the inclusion of financed mortgage insurance.

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

Representative Credit Score	LTV Range									
	Applicable for all mortgages 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 Mortgages – 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
Second home	0.000%	0.000%	0.000%	0.000%	0.000%	0.250%	0.250%	0.250%	0.250%	N/A
Investment property	2.125%	2.125%	2.125%	3.375%	4.125%	4.125%	4.125%	4.125%	4.125%	N/A

¹ A minimum required credit score of 620 generally applies to all mortgage loans delivered to Fannie Mae; refer to 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).



Table 2: All Eligible Mortgages – 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%	0.625%	0.625%	0.875%	N/A	N/A	N/A	N/A	N/A	003
720 – 739	0.375%	1.000%	1.000%	1.125%	N/A	N/A	N/A	N/A	N/A	003
700 – 719	0.375%	1.000%	1.000%	1.125%	N/A	N/A	N/A	N/A	N/A	003
680 – 699	0.375%	1.125%	1.125%	1.750%	N/A	N/A	N/A	N/A	N/A	003
660 – 679	0.625%	1.125%	1.125%	1.875%	N/A	N/A	N/A	N/A	N/A	003
640 – 659	0.625%	1.625%	1.625%	2.625%	N/A	N/A	N/A	N/A	N/A	003
620 – 639	0.625%	1.625%	1.625%	3.125%	N/A	N/A	N/A	N/A	N/A	003
< 620 ¹	1.625%	2.625%	2.625%	3.125%	N/A	N/A	N/A	N/A	N/A	003
HomeStyle Energy	-\$500									375
High-balance mortgage loan⁴										
Purchase or limited cash-out refinance	0.250%	0.250%	0.250%	0.250%	0.250%	0.250%	0.250%	0.250%	0.250%	808
Cash-out refinance ³	1.000%	1.000%	1.000%	1.000%	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%	1.500%	1.500%	1.500%	808

³ Not applicable to student loan cash-out refinances (identified by SFC 841).

⁴ LLPAs for general loan limits per this Matrix also apply.



Table 2: All Eligible Mortgages – 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%	
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 mortgages 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: Mortgages with Subordinate Financing^{6,7}

All mortgages where the CLTV exceeds the LTV		LLPA	SFC	
		0.375%	N/A	
Applicable for all mortgages 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

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.



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: HomeReady Mortgage Loans (Not applicable to High LTV Refinance)

Cumulative LLPA Caps

If the sum of all applicable LLPAs exceeds the caps listed below, the excess will be waived at delivery except as follows: LLPAs for Minimum Mortgage Insurance Coverage Option (Table 4) are in addition to the LLPA caps

PRODUCT FEATURE	LLPA Caps	SFC
LTV > 80% and credit score ≥ 680	0.000%	900
All other LTV ratios and credit score combinations	1.500%	900
PRODUCT FEATURE	LLPA	SFC
Housing counseling	-\$500	184

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.



Table 6: High LTV Refinance Mortgage Loans*

If the sum of all applicable LLPAs exceeds the caps listed below, the excess will be waived at delivery except as follows: LLPAs for the Adverse Market Refinance Fee (Table 7) are in addition to the LLPA caps

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 must 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 7: Adverse Market Refinance Fee*

For whole loans purchased on or after Dec. 1, 2020, or loans delivered into MBS pools with issue dates on or after Dec. 1, 2020

PRODUCT FEATURE	LLPA
All refinances (limited cash-out refinances and cash out refinances, including government loans) ⁹	0.50%

*This LLPA is in addition to the LLPA caps in Table 6 and will therefore always be charged on high LTV refinances.

⁹Excludes refinance loans with an original principal amount less than or equal to \$125,000, single-close construction-to-permanent refinances (SFC 151), HomeReady refinances (SFC 900), and RefiNow refinances (SFC 868) with an original principal amount less than or equal to \$300,000.



Table 8: RefiNow Mortgage Loans

PRODUCT FEATURE	LLPA
Credit will be provided if an appraisal was obtained for the transaction and the loan is delivered without an appraisal waiver	-\$500



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 04/22/20		
Date	Announcement/ Lender Letter	Changes Made
04/22/20	Lender Letter LL-2020-06	<ul style="list-style-type: none"> Added requirements for the delivery of loans in forbearance due to COVID-19.
05/19/20	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.
06/11/20	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.
07/31/20	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.
08/12/20	Lender Letter LL-2020-12	<ul style="list-style-type: none"> Added the Adverse Market Refinance Fee.
08/27/20	Lender Letter LL-2020-12	<ul style="list-style-type: none"> Updated the impacted transactions and effective date for the Adverse Market Refinance Fee.
08/27/20	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.
09/24/20	Lender Letters LL-2020-06 and LL-2020-12	<ul style="list-style-type: none"> Extended the effective dates for delivery of loans in forbearance due to COVID-19. Clarified the original principal amount for refinance loans excluded from the Adverse Market Refinance Fee.
10/21/20	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.
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 Mortgage 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.