

FHLMC Minimum Assessment Feedback (MAF) Criteria Matrix

Eligibility Requirements

- An Accept Mortgage
- A purchase transaction with a TLTV of <80%
- 1-unit primary residence

Additional Requirements

- Title to the Mortgaged Premises is in the name of the property seller on the purchase contract
- Title to the Mortgaged Premises has not been transferred in the 6 months prior to the date of the application
- The Mortgaged Premises must be fully completed as of the Note Date (escrows are not allowable)
- Borrower is not affiliated or related in any way with the builder, developer, or seller of the Mortgaged Premises (must be an Arms-length transaction)
- The most recent Minimum Assessment Feedback (MAF) must be within 120 days before the Note Date

Upgrade Requirements

The user must obtain **an appraisal report** and the mortgage is **ineligible** as a No-Appraisal MAF option when:

- There is a home inspection report or other information in the mortgage file that indicates the presence of adverse condition and/or marketability factors
- The user is aware of the presence of any Contaminated Site or Hazardous Substance affecting the property or the neighborhood in which the property is located

Eligible Products

- H01 – FHLMC 30 Year Fixed Rate – (LP)
- H02 – FHLMC 25 Year Fixed Rate – (LP)
- H03 – FHLMC 20 Year Fixed Rate – (LP)
- H04 – FHLMC 15 Year Fixed Rate – (LP)
- H05 – FHLMC 10 Year Fixed Rate – (LP)
- H30 – FHLMC 5 Year Balloon – (LP)

Ineligible Properties

- Manufactured home
- Co-operative Condo unit
- Log homes Dome (geodesic domes) homes
- Earth berm (earth sheltered) homes
- New construction that was recently completed but not yet occupied as a residence
- 1-4 investment property
- 2-4 primary residence
- Second home

Fees

- Level I – \$50 or Level II - \$200

Documentation Requirements

- MAF condition on LP findings report
- LP finding report
- Signed Appraisal Waiver Acceptance Form (Exhibit 050)