



## Bulletin 14-41

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### **Fannie Mae HomeStyle Renovation Program**

HomeBridge is pleased to announce that effective August 29, 2014 HomeBridge will offer the Fannie Mae HomeStyle Renovation program.

#### **HomeStyle Renovation Overview**

The HomeStyle Renovation program allows the borrower to obtain a single loan to purchase a property or refinance an existing loan and complete renovations/repairs/improvements after loan closing using the "After-Improved" value of the property.

- No minimum dollar amount for repairs. Renovation/repair costs allowed up to 50% of the "After-Improved" value of the property
- Mortgage amount based on the projected value of the property with all work completed
- Improvements must be permanently affixed to the property and add value
- Projects may include room additions, major landscaping and site improvements, remodeling, major structural alterations, well/septic addition or repair, basement finishing/waterproofing, permanently affixed (built-in) appliances, window/door replacement, etc.
- Luxury items are allowed (e.g. swimming pool/spa, barbeque islands, outdoor kitchens, outdoor fireplaces, satellite dishes, tennis courts, etc.)
- Work must be completed within 6 months of closing

#### **General Eligibility**

- Purchase and rate/term refinance transactions
- Credit score per DU
- Conforming and High Balance loan amounts
- SFR, PUDs, condos (attached/detached)
- 1-4 units primary residence, 1- unit second home, and 1- unit investment
- Second home or investment transactions the borrower is limited to a maximum of 4 financed properties
- 15 and 30 year terms
- Maximum LTV per Fannie Mae standard with the exception of an investment purchase transaction which is limited to a maximum 80% LTV

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## HomeStyle Broker Resources

HomeBridge has created a variety of resources to assist brokers with the HomeStyle Renovation program:

- HomeStyle Quick Reference Guide
- HomeStyle Renovation Product Offering Training
- Renovation Product Comparison
- HomeStyle Overview
- HomeStyle Maximum Mortgage Worksheet
- HomeStyle Final Title Update Fees by State
- Contractor Acknowledgement HomeStyle Renovation Program
- HomeStyle Renovation Consumer Tips (Fannie Mae Form 1204)
- Homeowner– Contractor HomeStyle Renovation Contract (Fannie Mae Form 3734)
- HomeBridge Accepted Contractor List
- Sample Contractor Bid
- Sample Feasibility Study

The new HomeStyle guidelines and Submission form, along with all of the above referenced documents, have been posted on the HomeBridge Wholesale at [www.homebridgewholesale.com](http://www.homebridgewholesale.com)

If you have any questions, please contact your Account Executive.