Enhancement to First Time Homebuyer Investment Purchases on Fannie Mae Transactions

Homebridge is pleased to announce an improvement to our requirements that apply to first time homebuyers purchasing an investment property on Fannie Mae transactions

Homebridge will **no longer** limit the amount of rental income that may be used for qualifying when the borrower is a first time homebuyer purchasing an investment property. Fannie Mae guidance will now apply **except when the property is in one of the following locations**:

- **New York:** The property is located in one of the 5 boroughs of **New York City**:
    - Bronx,
    - Brooklyn (Kings county),
    - Manhattan,
    - Queens, or
    - Staten Island (Richmond county), **OR**

- **California**: The property is located in one of the following California counties:
    - Alameda,
    - Contra Costa,
    - Fresno,
    - Los Angeles,
    - Riverside,
    - San Diego, or
    - Santa Clara

    NOTE: Properties located in New York or California that are **not** in one of the boroughs or counties listed above, the use of rental income for qualifying is not restricted and DU Findings will apply

If the property **is** in one of the locations identified above **and** the borrower is a first time homebuyer **and** they are purchasing an investment property Homebridge **current policy** limiting the rental income eligible for qualifying **continues to apply**:

- 1-unit: No rental income may be used for qualifying
- 2-units: Rental income from 1-unit only
- 3-units: Rental income from 2-units only
- 4-units: Rental income from 3-units only

    NOTE: A first time homebuyer is defined as at least one borrower responds "no" to question m under Section VIII DECLARATIONS on the 1003 "Have you had an ownership interest in a property in the last 3 years?"

This enhancement may be applied to new submissions and to loans currently in the pipeline.

The Fannie Mae guidelines have been updated and posted on the Homebridge website.

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