

## Bulletin 23-15

### Updates to Temporary Buydowns

Homebridge is pleased to announce the addition of Lender funded, Listing Agent funded, and Selling Agent funded temporary buydowns.

Lender funded, Listing Agent and Selling Agent funded temporary buydowns will now be available on Fannie Mae, Freddie Mac, FHA and VA programs. Listing Agent and Selling Agent funded temporary buydowns will now be available on the Simple Access program; Lender funded temporary buydowns will not be available on Simple Access transactions.

Homebridge is also announcing the addition of a Buydown Payment fee to both LE and CDs. Brokers are not required to add the Buydown Payment fee in P.A.T.H; the fee will auto-populate.

The Broker must now select a **Subsidy Source** in the Short Application page in P.A.T.H. to identify if the buydown is Seller, Lender, Listing Agent or Selling Agent funded.

\* Documentation Type: Lender  
Prepayment: Listing Agent  
Subsidy Plan: Selling Agent  
\* Subsidy Source: Seller

Additionally, Homebridge is clarifying LE and CD guidance for temporary buydowns. In the Projected Payment Section of both the LE and CD the P&I will no longer reflect the reduced monthly payment based on the buydown features. In the Adjustable Interest Rate (AIR) Table Section of both the LE and CD the AIR table will no longer reflect rate change information based on the buydown features.

### Seller Funded Temporary Buydowns

The LE will now reflect **Buydown Payment** in Section H and will be offset by a seller credit:

H. Other	\$13,241
Buydown Payment	\$13,241

J. TOTAL CLOSING COSTS	\$17,038
D + I	\$17,038
Lender Credits	
<b>Calculating Cash to Close</b>	
Total Closing Costs (J)	\$17,038
Closing Costs Financed (Paid from your Loan Amount)	\$0
Down Payment/Funds from Borrower	\$100,000
Deposit	\$0
Funds for Borrower	\$0
Seller Credits	-\$13,241
Adjustments and Other Credits	\$0
<b>Estimated Cash to Close</b>	<b>\$103,797</b>

The CD will reflect the **Buydown Payment** fee in H as Paid By Seller:

<b>H. Other</b>					
01	Buydown Payment				\$13,240.80

### Lender Funded Temporary Buydown

The LE will now reflect **Buydown Payment** in Section H and will be offset by a lender credit:

<b>H. Other</b>		<b>\$8,990</b>
	Buydown Payment	\$8,990

<b>J. TOTAL CLOSING COSTS</b>		<b>\$9,318</b>
	D + I	\$18,308
	Lender Credits	-\$8,990

The CD will reflect the fee in H as Paid By Others

<b>H. Other</b>					
01	Buydown Payment				(L) \$8,990.04

### Listing or Selling Agent Funded Temporary Buydown

The LE will now reflect **Buydown Payment** in Section H and will be offset by a credit

<b>H. Other</b>		<b>\$17,655</b>
	Buydown Payment	\$17,655

<b>J. TOTAL CLOSING COSTS</b>		<b>\$23,272</b>
	D + I	\$23,272
	Lender Credits	
<b>Calculating Cash to Close</b>		
	Total Closing Costs (J)	\$23,272
	Closing Costs Financed (Paid from your Loan Amount)	\$0
	Down Payment/Funds from Borrower	\$100,000
	Deposit	\$0
	Funds for Borrower	\$0
	Seller Credits	\$0
	Adjustments and Other Credits	-\$17,655

The CD will reflect the fee in H as Paid by Others

<b>H. Other</b>					
01	Buydown Payment				\$17,654.52

The new options are available for new submissions and for pipeline transactions as of April 3, 2023.

The Fannie Mae, Freddie Mac, FHA, VA, and Simple Access guidelines have been updated and posted on the Homebridge website at [www.HomebridgeWholesale.com](http://www.HomebridgeWholesale.com)

If you have any questions, please contact your Account Executive