



HomeOwnership Announcement

March 25, 2020

MassHousing COVID-19 Response

MassHousing understands that these unprecedented times are providing unique challenges to the overall mortgage process. As such MassHousing is announcing the following:

MassHousing is aligning with most of the temporary flexibilities that FannieMae and FreddieMac announced in Fannie Mae's [LL-2020-03](#) and [LL-2020-04](#) and Freddie Mac's [Bulletin 2020-5](#). We are not changing policy on the use of borrower Powers of Attorney. MassHousing allows the use of Borrower POA's only when the borrower is fulfilling a military obligation as outlined in [Section 3.3.7](#) of our Seller Guide.

MassHousing encourages our lenders to closely examine all income sources. While businesses and borrowers may be impacted by temporary closure that will result in a reduction in income, MassHousing recommends obtaining the most recent paystub preceding the note date. If D1C is used, Lenders must follow the guidance provided by the respective GSE.

As a reminder, Lenders are responsible for ensuring all borrowers are employed at their disclosed employment through closing.

Property Inspection Waiver (PIW)- MassHousing will now accept Property Inspection Waivers on all eligible transactions where the AUS recommendation provides for the waiver. Please see the table below for eligible transactions:

Fannie Mae Seller Guide	Freddie Mac Seller Guide
DU Loan casefiles that receive an Approve/Eligible recommendation	Loan Product Advisor Accept risk class
One-unit properties, including condos	One-unit properties, including condos
Principal residence	Primary residence
<ul style="list-style-type: none">• Purchase up to 80% LTV• Limited cash-out up to 90% LTV	<ul style="list-style-type: none">• Purchase to 80% LTV• No Cash-out transactions to 90% LTV

Effective immediately





Inspections:

Smoke Certificates- MassHousing understands that property sellers may not be able to obtain Smoke/CO2 Detector inspections prior to closing in accordance with MGL c. 148 § 26F and 26F1/2.

On March 20, 2020, Governor Baker signed an order allowing for the conditional deferral of such inspections. Copy here: <https://www.mass.gov/doc/march-20-2020-smoke-alarm-inspections-order/download>

Therefore, MassHousing will waive the Smoke/CO2 inspection requirement subject to the terms of the Governor's Order.

Effective immediately

PLEASE NOTE:

The above changes are temporary in nature, and subject to change upon notice from the Federal, State or GSE level. To enroll in our updated training sessions, please see our training calendar on emasshousing.com. Please contact us at 888-843-6432 option 4, and/or your Relationship Manager or email c6@masshousing.com for assistance.

