



HomeOwnership Announcement

April 27, 2021

GSE Loans and the Revised QM Rule

Freddie Mac [[Bulletin 2021-13](#)] and Fannie Mae [[LL-2021-09](#)] recently announced they are no longer acquiring loans that qualify as QM under the “GSE Patch” or under the original General QM definition with application dates on or after July 1, 2021.

Thus, any extension of the QM Patch beyond June 30, 2021 by the CFPB **will not apply to loans to be sold to the GSEs which have application dates after June 30, 2021.**

With this Announcement, MassHousing will require all conventional loans with a loan application date on or after July 1, 2021 to be underwritten under the Revised QM Rule and meet the general QM definition set forth in **12 CFR 1026.43(e)(2)** (“General QM definition”) in order to be purchased by us.

Please note that we will continue to purchase government loans as allowed by and pursuant to FHFA guidance.

As a reminder and in accordance with [Section 5.4](#) of our Seller Guide, MassHousing will not purchase or fund any loan which is determined to be a Higher Priced Mortgage Loan.

EFFECTIVE DATE

Changes effective for Mortgages with Application Received Dates on or after July 1, 2021.

Please contact us at 888- 843-6432 option 1, 4, email homeownership@masshousing.com or contact your Relationship Manager for assistance.

