



Pricing Bulletin

Product and MI Changes

MassHousing will be making two pricing improvements to the MHM CONV and OWH mortgage products for loans locked on or after January 21st.

Mortgage Insurance Premium Improvements to MHM CONV and OWH Products

Reduction in Mortgage Insurance Premiums for Standard MI Coverage on both the Monthly and Single Premium. New MI Chart effective for MHM CONV and OWH products only.

MHM Conv and OWH MI Rates		Premium Rate Schedule	
LTV	Coverage	Monthly	Single
97%	35%	0.70%	2.80%
95%	30%	0.50%	2.00%
90%	25%	0.38%	1.52%
85%	12%	0.26%	1.04%

Full Loan Level Pricing Adjustment “LLPAs” for MHM CONV Product

MassHousing will be improving the overall loan pricing on the MHM CONV Product by instituting standard GSE Loan Level Price Adjustments “LLPAs”. The LLPAs will be applied according to Fannie Mae’s Loan Level Price Adjustment “LLPA” Matrix. In addition to property type, the new LLPAs will be in effect for both FICO and LTV. **The LLPAs will apply to the MHM CONV product only.**

Credit Score	*Loan Level Price Adjustments; MHM CONV								Additional LLPAs
	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	
≥ 740	0.00%	0.25%	0.25%	0.50%	0.25%	0.25%	0.25%	0.75%	Condo LTV>75% 0.75
720 – 739	0.00%	0.25%	0.50%	0.75%	0.50%	0.50%	0.50%	1.00%	2 - 4 Family 1.00
700 – 719	0.00%	0.50%	1.00%	1.25%	1.00%	1.00%	1.00%	1.50%	
680 – 699	0.00%	0.50%	1.25%	1.75%	1.50%	1.25%	1.25%	1.50%	
660 – 679	0.00%	1.00%	2.25%	2.75%	2.75%	2.25%	2.25%		
640 – 659	0.50%	1.25%	2.75%	3.00%					

<https://www.fanniemae.com/content/pricing/llpa-matrix.pdf>

Effective Date

On or After 01/21/2020





Discontinuance of MassHousing Mortgage with No MI

MassHousing will be expiring the MHM Product with No MI on or after March 1st.

Expiration of the MassHousing Mortgage Product with NO MI

Seller Guide Section 3.9 titled "Product Descriptions and Features" will be updated to reflect our expiration of the MHM with No MI product. We will no longer price or accept locks for the MHM No MI product on or after the expiration date.

Effective Date on or after 03/01/2020

