



HomeOwnership Announcement

June 2, 2021

UPDATE on MassHousing Announcement 2021.03

GSE Loans and the Revised QM Rule

On May 26, 2021, Freddie Mac [[Bulletin 2021-19](#)] and Fannie Mae [[LL-2021-11](#)] announced they will purchase loans which are QM Exempt due to being originated by or through a Housing Finance Agency program (12 CFR 1062.43(a)(3)(iv)) but otherwise comply with all requirements of their selling guides.

While MassHousing acknowledges its exemption from QM requirements in general and the GSEs willingness to purchase such QM exempt loans under the conditions outlined in their announcements, MassHousing will still require its loans to comply with Revised General QM loan definition (12 CFR 1026.43(e)(2)) and reaffirms its prohibition on purchasing any loan which is a Higher Priced Mortgage Loan (Section 5.4 of MassHousing Seller Guide).

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

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