

**MPF Announcement:**  
2020- 03

**Date:**  
February 20, 2020

**Alert:**  
**Clarification**  
New Policy  
**Policy Update**  
Reminder  
Training Information

**Audience:**  
Compliance/Legal  
Program Management  
**Origination**  
Quality Control  
Servicing  
**Underwriting**

**Product:**  
MPF Direct  
MPF Government MBS  
MPF Traditional  
**MPF Xtra®**

**Effective Date:**

**As noted for each topic**

## MPF Xtra Selling Guide Updates

On February 5, 2020 Fannie Mae issued [Selling Guide Announcement SEL-2020-01](#) which covered the below referenced topics that are applicable to loans sold under the MPF Xtra product:

- Clarified rental housing payment policy to reflect that the borrower's rental housing payment should be included as an additional liability in the DTI ratio when the subject transaction is a second home, investment property or includes a non-occupant co-borrower. *(effective for new loans submitted to DU on or after June 1, 2020, and for manually underwritten loans with application dates on or after June 1, 2020.)*
- Delayed effective date until further notice for new policy for calculating monthly real estate tax payments. *(effective immediately)*
- Clarified that HomeReady income limits only apply to a loan with a resale restriction if the loan is delivered under the HomeReady product. *(effective immediately)*
- Corrected rental income requirements to reflect that the new requirements for determining when rental income can be used for qualifying purposes applies to both refinance and purchase transactions. *(effective for new loans submitted to DU on or after April 1, 2020, and for manually underwritten loans with application dates on or after April 1, 2020.)*

### REFERENCE

[Fannie Mae Selling Guide Announcement SEL-2020-01](#)

Please note you can access the [MPF Guides](#) and [MPF Announcements](#) on our [MPF Website](#).

Visit the MPF Website to review and register for upcoming complimentary [MPF Webinars](#).

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Other topics mentioned in the Fannie Mae announcement do not apply to MPF Xtra. To gain a full understanding of these topics, PFIs should review the entire Fannie Mae Announcement and any applicable Fannie Mae Selling Guide chapters, forms, or exhibits noted in the announcements.

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