

**MPF Announcement:**

2023-34

**Date:**

May 31, 2023

**Alert:**

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

**Audience:**

Compliance/Legal  
**Program**  
**Management**  
**Origination**  
Quality Control  
Servicing

**Product:**

MPF Government MBS  
MPF Traditional  
**MPF Xtra<sup>®</sup>**

**Effective Date:**

**Immediately** (unless otherwise noted)

**[Fannie Mae Lender Letter LL-2023-06](#)**

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## MPF Xtra Selling Guide Updates-LLPAs

On May 17, 2023, Fannie Mae published [Lender Letter 2023-06](#), which communicated the future changes to loan-level pricing adjustments (LLPAs). This update rescinds the DTI ratio-based LLPAs that were originally scheduled to be effective for loans funded on or after August 2, 2023.

This Lender Letter supersedes LL-2023-01 regarding the DTI ratio LLPAs. All other LLPA changes announced became effective May 2, 2023.

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.



# Lender Letter (LL-2023-06)

May 17, 2023

## To: All Fannie Mae Single-Family Sellers Rescission of Loan-level Price Adjustments Based on DTI Ratio

At the direction of FHFA and in alignment with Freddie Mac, we are rescinding the DTI ratio loan-level price adjustment (LLPA) attribute that was scheduled to apply to loans purchased on and after Aug. 1, 2023.

Earlier this year, we announced a new LLPA framework that included an additional LLPA attribute related to debt-to-income (DTI) ratio. This attribute was originally scheduled to apply to loans purchased beginning May 1, 2023. We then announced a delay in the implementation of this LLPA until Aug. 1, 2023.

This Lender Letter supercedes LL-2023-01 with regard to the DTI ratio LLPA. All other LLPA changes announced in LL-2023-01 became effective May 1.

For a complete list of LLPAs, see the updated [LLPA Matrix](#).

Lenders may contact their Fannie Mae Account Team if they have questions about this Lender Letter.  
Have guide questions? Get answers to all your policy questions, straight from the source. [Ask Poli](#).