

**MPF Announcement:**

2025-11

**Date:**

January 31, 2025

**Alert:****Clarification**

New Policy  
Policy Update  
Reminder  
Training Information

**Audience:**

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

**Product:**

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

**Effective Date:**

**Immediately** (*unless otherwise noted*)

## MPF Traditional – Single Close Construction-to-Permanent Update

### Reference

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](#).

### Follow Us



The MPF Program is updating the MPF Traditional Selling Guide by incorporating guidance regarding acceptable construction loan periods for single-close construction-to-permanent transactions.

The construction loan period for single-closing construction-to-permanent transactions must not exceed 18 months. After conversion to permanent financing, the mortgage loan must have a loan term not exceeding 30 years, disregarding up to 18 months of the construction period.

For additional information, see MPF Traditional Selling Guide Section – 2.3.1 Maturity and 2.6.3.2 Single Close Transactions.

If you have any questions, please contact the MPF Service Center via email ([MPF-Help@fhlc.com](mailto:MPF-Help@fhlc.com)) or phone (877-345-2673).