

Effective for Settlement Dates on or after May 1, 2023

1. **Credit Fees for Mortgages with Special Attributes** – This Credit Fee Matrix sets forth the Credit Fee amounts and/or Credit Fee rates and credits applicable to certain Mortgages that, because of the type of mortgage product, loan purpose, Mortgaged Premises or other attributes (the “special attributes”), are subject to a Credit Fee or receive a credit for a Credit Fee pursuant to the provisions of the Guide. This Credit Fee Matrix also sets forth a maximum total amount that may be assessed on certain Mortgages, such maximum total amount otherwise referred to as a “Cap.”
2. **Credit Fee References** – The Credit Fees referred to in the Matrix include both Credit Fees in Price and Credit Fees in Fixed Dollars. Credit Fee in Price refers to a one-time fee or credit that is associated with the type of mortgage product, loan purpose, Mortgaged Premises or other attributes of a Mortgage and is assessed and billed to the Seller at the time the Mortgage is sold to Freddie Mac. Credit Fee in Fixed Dollars is similar to a Credit Fee in Price but refers to a one-time fee or credit that is a set dollar amount.
3. **Credit Fees are Cumulative** – A particular Mortgage that has various special attributes may be subject to more than one Credit Fee. The cumulative Credit Fees applicable to such a Mortgage will be the sum of the Credit Fees required with respect to each of the special attributes of the Mortgage.
4. **Payment of Credit Fees and application of credits for Credit Fees**– Credit Fees are paid and credits for Credit Fees are applied in accordance with the provisions in Chapter 6303 of the Guide. However, for Mortgages sold through Loan Selling Advisor® under the Cash Program, Credit Fees and credits for Credit Fees will be netted from the proceeds due to the Seller at funding.
5. **Mortgage Eligibility** – Sellers should review the Guide and their other Purchase Documents to determine the eligibility of Mortgages with specific special attributes for which a Credit Fee rate, a credit for a Credit Fee, or a Fee Cap is shown on this exhibit.

TABLE OF CONTENTS		
Section 1	Credit Fee Caps	2
Section 2	Credits for Credit Fees	2
Section 3	Purchase Mortgages <ul style="list-style-type: none"> • Base Grid • Special Attributes 	3 4
Section 4	No Cash-out Refinance Mortgages and Special Purpose Cash-out Refinance Mortgages <ul style="list-style-type: none"> • Base Grid • Special Attributes 	5 6
Section 5	Cash-out Refinance Mortgages <ul style="list-style-type: none"> • Base Grid • Special Attributes 	7 8
Section 6	Other Credit Fees	9
Section CS	Change Summary	10

Exhibit 19 – Credit Fees

Section 1: Credit Fee Caps

Caps - The following Credit Fee Caps apply to certain Mortgage Product Types:

CREDIT FEE CAPS ¹		
Product	Area Median Income Percent	LTV Ratios
		All Eligible
Duty to Serve ²	≤ 100%	0.000%
First Time Homebuyer	≤ 100%	0.000%
	≤ 120% in High Cost Area	
Home Possible [®] Mortgages	≤ 80%	0.000%

¹ All applicable Credit Fees are subject to the Credit Fee Cap with the exception of the Custom Mortgage Insurance Credit Fee in Price and/or the GreenCHOICE[®] Mortgages credit for Credit Fee in Fixed Dollars, which must be added to the Cap.

² Seller must refer to Guide Bulletin 2022-22 for Mortgages subject to the Duty to Serve Cap.

Section 2: Credits for Credit Fees

Credits - The following credits apply to certain Mortgage Product Types:

CREDITS FOR CREDIT FEES	
Product	LTV Ratios
	All Eligible
GreenCHOICE [®] Mortgages	(\$500.00)
Refi Possible SM Mortgages without Appraisal Waiver (ACE) ³	(\$500.00)

³ Sellers should refer to Section 4302.5 for property valuation requirements in determining when the Refi Possible Mortgages without Appraisal Waiver (ACE) applies.

Exhibit 19 – Credit Fees

Section 3: Purchase Mortgages

The following Base Grid applies to all Purchase Mortgages with the exception of 15-year fixed rate Mortgages, 10-year fixed rate Mortgages, and Government Mortgages sold with recourse.

BASE GRID – PURCHASE MORTGAGES ⁴									
Credit Score ⁴	LTV Ratios								
	≤ 30%	> 30% & ≤ 60%	> 60% & ≤ 70%	> 70% & ≤ 75%	> 75% & ≤ 80%	> 80% & ≤ 85%	> 85% & ≤ 90%	> 90% & ≤ 95%	> 95%
≥ 780	0.000%	0.000%	0.000%	0.000%	0.375%	0.375%	0.250%	0.250%	0.125%
≥ 760 & < 780	0.000%	0.000%	0.000%	0.250%	0.625%	0.625%	0.500%	0.500%	0.250%
≥ 740 & < 760	0.000%	0.000%	0.125%	0.375%	0.875%	1.000%	0.750%	0.625%	0.500%
≥ 720 & < 740	0.000%	0.000%	0.250%	0.750%	1.250%	1.250%	1.000%	0.875%	0.750%
≥ 700 & < 720	0.000%	0.000%	0.375%	0.875%	1.375%	1.500%	1.250%	1.125%	0.875%
≥ 680 & < 700	0.000%	0.000%	0.625%	1.125%	1.750%	1.875%	1.500%	1.375%	1.125%
≥ 660 & < 680	0.000%	0.000%	0.750%	1.375%	1.875%	2.125%	1.750%	1.625%	1.250%
≥ 640 & < 660	0.000%	0.000%	1.125%	1.500%	2.250%	2.500%	2.000%	1.875%	1.500%
< 640	0.000%	0.125%	1.500%	2.125%	2.750%	2.875%	2.625%	2.250%	1.750%

⁴ Mortgages without an Indicator Score will be charged the less than 640 Base Grid Credit Fee in Price.

Exhibit 19 – Credit Fees

Section 3: Purchase Mortgages (continued)

The following Special Attributes Grid applies to all Purchase Mortgages with the exception of Government Mortgages sold with recourse.

SPECIAL ATTRIBUTES – PURCHASE MORTGAGES ^{5, 6, 7, 8, 9}									
Attribute	LTV Ratios								
	≤ 30%	> 30% & ≤ 60%	> 60% & ≤ 70%	> 70% & ≤ 75%	> 75% & ≤ 80%	> 80% & ≤ 85%	> 85% & ≤ 90%	> 90% & ≤ 95%	> 95%
Adjustable Rate Mortgage	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.250%	0.250%
Alt FICO ⁵	0.000%	0.250%	0.250%	0.250%	0.250%	0.250%	0.250%	0.250%	0.250%
Condominium Unit ⁶	0.000%	0.000%	0.125%	0.125%	0.750%	0.750%	0.750%	0.750%	0.750%
Debt-to-Income Ratio > 40%	0.000%	0.000%	0.250%	0.250%	0.375%	0.375%	0.375%	0.375%	0.375%
Investment Property	1.125%	1.125%	1.625%	2.125%	3.375%	4.125%	4.125%	4.125%	4.125%
Manufactured Homes ⁷	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%
Number of Units > 1	0.000%	0.000%	0.375%	0.375%	0.625%	0.625%	0.625%	0.625%	0.625%
Second Home	1.125%	1.125%	1.625%	2.125%	3.375%	4.125%	4.125%	4.125%	4.125%
Secondary Financing ^{8,9}	0.625%	0.625%	0.625%	0.875%	1.125%	1.125%	1.125%	1.875%	1.875%
Super Conforming ARM	1.250%	1.250%	1.500%	1.500%	2.500%	2.500%	2.500%	2.750%	2.750%
Super Conforming FRM	0.500%	0.500%	0.750%	0.750%	1.000%	1.000%	1.000%	1.000%	1.000%

⁵ An Alt FICO Credit Fee in Price will be assessed when a Base Grid Credit Fee is applicable with a credit fee rate greater than 0% and a method other than the middle/lower then lowest method is used for identifying the Mortgage Indicator Score as defined in Section 5203.2.

⁶ Mortgages that are secured by a Detached Condominium Unit are not subject to the Condominium Unit Credit Fee in Price.

⁷ A Manufactured Homes Credit Fee in Price will not be assessed on CHOICEHome[®] Mortgages meeting the requirements of Section 5703.9.

⁸ A Secondary Financing Credit Fee in Price will not be assessed on a Mortgage with a HELOC balance of zero at loan closing.

⁹ A Secondary Financing Credit Fee in Price will not be assessed on a Mortgage with an Affordable Second meeting the requirements of Section 4204.2.

Exhibit 19 – Credit Fees

Section 4: No Cash-out Refinance Mortgages and Special Purpose Cash-out Refinance Mortgages

The following Base Grid applies to all No Cash-out Refinance Mortgages and Special Purpose Cash-out Refinance Mortgages with the exception of 15-year fixed rate Mortgages, 10-year fixed rate Mortgages, and Government Mortgages sold with recourse.

BASE GRID – NO CASH-OUT REFINANCE MORTGAGES AND SPECIAL PURPOSE CASH-OUT REFINANCE MORTGAGES ⁴									
Credit Score ⁴	LTV Ratios								
	≤ 30%	> 30% & ≤ 60%	> 60% & ≤ 70%	> 70% & ≤ 75%	> 75% & ≤ 80%	> 80% & ≤ 85%	> 85% & ≤ 90%	> 90% & ≤ 95%	> 95%
≥ 780	0.000%	0.000%	0.000%	0.125%	0.500%	0.625%	0.500%	0.375%	0.375%
≥ 760 & < 780	0.000%	0.000%	0.125%	0.375%	0.875%	1.000%	0.750%	0.625%	0.625%
≥ 740 & < 760	0.000%	0.000%	0.250%	0.750%	1.125%	1.375%	1.125%	1.000%	1.000%
≥ 720 & < 740	0.000%	0.000%	0.500%	1.000%	1.625%	1.750%	1.500%	1.250%	1.250%
≥ 700 & < 720	0.000%	0.000%	0.625%	1.250%	1.875%	2.125%	1.750%	1.625%	1.625%
≥ 680 & < 700	0.000%	0.000%	0.875%	1.625%	2.250%	2.500%	2.125%	1.750%	1.750%
≥ 660 & < 680	0.000%	0.125%	1.125%	1.875%	2.500%	3.000%	2.375%	2.125%	2.125%
≥ 640 & < 660	0.000%	0.250%	1.375%	2.125%	2.875%	3.375%	2.875%	2.500%	2.500%
< 640	0.000%	0.375%	1.750%	2.500%	3.500%	3.875%	3.625%	2.500%	2.500%

⁴ Mortgages without an Indicator Score will be charged the less than 640 Base Grid Credit Fee in Price.

Exhibit 19 – Credit Fees

Section 4: No Cash-out Refinance Mortgages and Special Purpose Cash-out Refinance Mortgages (continued)

The following Special Attributes Grid applies to all No Cash-out Refinance Mortgages and Special Purpose Cash-out Refinance Mortgages with the exception of Government Mortgages sold with recourse.

SPECIAL ATTRIBUTES – NO CASH-OUT REFINANCE MORTGAGES AND SPECIAL PURPOSE CASH-OUT REFINANCE MORTGAGES ^{5, 6, 7, 8, 9}									
Attribute	LTV Ratios								
	≤ 30%	> 30% & ≤ 60%	> 60% & ≤ 70%	> 70% & ≤ 75%	> 75% & ≤ 80%	> 80% & ≤ 85%	> 85% & ≤ 90%	> 90% & ≤ 95%	> 95%
Adjustable Rate Mortgage	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.250%	0.250%
Alt FICO ⁵	0.000%	0.250%	0.250%	0.250%	0.250%	0.250%	0.250%	0.250%	0.250%
Condominium Unit ⁶	0.000%	0.000%	0.125%	0.125%	0.750%	0.750%	0.750%	0.750%	0.750%
Debt-to-Income Ratio > 40%	0.000%	0.000%	0.250%	0.250%	0.375%	0.375%	0.375%	0.375%	0.375%
Investment Property	1.125%	1.125%	1.625%	2.125%	3.375%	4.125%	4.125%	4.125%	4.125%
Manufactured Homes ⁷	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%
Number of Units > 1	0.000%	0.000%	0.375%	0.375%	0.625%	0.625%	0.625%	0.625%	0.625%
Second Home	1.125%	1.125%	1.625%	2.125%	3.375%	4.125%	4.125%	4.125%	4.125%
Secondary Financing ^{8,9}	0.625%	0.625%	0.625%	0.875%	1.125%	1.125%	1.125%	1.875%	1.875%
Super Conforming ARM	1.250%	1.250%	1.500%	1.500%	2.500%	2.500%	2.500%	2.750%	2.750%
Super Conforming FRM	0.500%	0.500%	0.750%	0.750%	1.000%	1.000%	1.000%	1.000%	1.000%

⁵ An Alt FICO Credit Fee in Price will be assessed when a Base Grid Credit Fee is applicable with a credit fee rate greater than 0% and a method other than the middle/lower then lowest method is used for identifying the Mortgage Indicator Score as defined in Section 5203.2.

⁶ Mortgages that are secured by a Detached Condominium Unit are not subject to the Condominium Unit Credit Fee in Price.

⁷ A Manufactured Homes Credit Fee in Price will not be assessed on CHOICEHome[®] Mortgages meeting the requirements of Section 5703.9.

⁸ A Secondary Financing Credit Fee in Price will not be assessed on a Mortgage with a HELOC balance of zero at loan closing.

⁹ A Secondary Financing Credit Fee in Price will not be assessed on a Mortgage with an Affordable Second meeting the requirements of Section 4204.2.

Exhibit 19 – Credit Fees

Section 5: Cash-out Refinance Mortgages

The following Base Grid applies to all Cash-out Refinance Mortgages with the exception of Government Mortgages sold with recourse.

BASE GRID – CASH-OUT REFINANCE MORTGAGES ⁴									
Credit Score ⁴	LTV Ratios								
	≤ 30%	> 30% & ≤ 60%	> 60% & ≤ 70%	> 70% & ≤ 75%	> 75% & ≤ 80%	> 80% & ≤ 85%	> 85% & ≤ 90%	> 90% & ≤ 95%	> 95%
≥ 780	0.375%	0.375%	0.625%	0.875%	1.375%	Not Eligible			
≥ 760 & < 780	0.375%	0.375%	0.875%	1.250%	1.875%				
≥ 740 & < 760	0.375%	0.375%	1.000%	1.625%	2.375%				
≥ 720 & < 740	0.375%	0.500%	1.375%	2.000%	2.750%				
≥ 700 & < 720	0.375%	0.500%	1.625%	2.625%	3.250%				
≥ 680 & < 700	0.375%	0.625%	2.000%	2.875%	3.750%				
≥ 660 & < 680	0.375%	0.875%	2.750%	4.000%	4.750%				
≥ 640 & < 660	0.375%	1.375%	3.125%	4.625%	5.125%				
< 640	0.375%	1.375%	3.375%	4.875%	5.125%				

⁴ Mortgages without an Indicator Score will be charged the less than 640 Base Grid Credit Fee in Price.

Exhibit 19 – Credit Fees

Section 5: Cash-out Refinance Mortgages (continued)

The following Special Attributes Grid applies to all Cash-out Refinance Mortgages with the exception of Government Mortgages sold with recourse.

SPECIAL ATTRIBUTES – CASH-OUT REFINANCE MORTGAGES ^{5, 6, 7, 8, 9}									
Attribute	LTV Ratios								
	≤ 30%	> 30% & ≤ 60%	> 60% & ≤ 70%	> 70% & ≤ 75%	> 75% & ≤ 80%	> 80% & ≤ 85%	> 85% & ≤ 90%	> 90% & ≤ 95%	> 95%
Adjustable Rate Mortgage	0.000%	0.000%	0.000%	0.000%	0.000%	Not Eligible			
Alt FICO ⁵	0.250%	0.250%	0.250%	0.250%	0.250%				
Condominium Unit ⁶	0.000%	0.000%	0.125%	0.125%	0.750%				
Debt-to-Income Ratio > 40%	0.000%	0.000%	0.250%	0.250%	0.375%				
Investment Property	1.125%	1.125%	1.625%	2.125%	3.375%				
Manufactured Homes ⁷	0.500%	0.500%	0.500%	0.500%	0.500%				
Number of Units > 1	0.000%	0.000%	0.375%	0.375%	0.625%				
Second Home	1.125%	1.125%	1.625%	2.125%	3.375%				
Secondary Financing ^{8, 9}	0.625%	0.625%	0.625%	0.875%	1.125%				
Super Conforming ARM	2.000%	2.000%	2.250%	2.250%	3.250%				
Super Conforming FRM	1.250%	1.250%	1.500%	1.500%	1.750%				

⁵ An Alt FICO Credit Fee in Price will be assessed when a Base Grid Credit Fee is applicable with a credit fee rate greater than 0% and a method other than the middle/lower then lowest method is used for identifying the Mortgage Indicator Score as defined in Section 5203.2.

⁶ Mortgages that are secured by a Detached Condominium Unit are not subject to the Condominium Unit Credit Fee in Price.

⁷ A Manufactured Homes Credit Fee in Price will not be assessed on CHOICEHome[®] Mortgages meeting the requirements of Section 5703.9.

⁸ A Secondary Financing Credit Fee in Price will not be assessed on a Mortgage with a HELOC balance of zero at loan closing.

⁹ A Secondary Financing Credit Fee in Price will not be assessed on a Mortgage with an Affordable Second meeting the requirements of Section 4204.2.

Exhibit 19 – Credit Fees

Section 6: Other Credit Fees

The following Credit Fees apply to all Purchase Mortgages, No Cash-out Refinance Mortgages, Special Purpose Cash-out Refinance Mortgages, and Cash-out Refinance Mortgages with the exception of Government Mortgages sold with recourse.

CUSTOM MORTGAGE INSURANCE OPTIONS					
Product	Credit Score	LTV Ratios			
		All Eligible			
		> 80% & ≤ 85%	> 85% & ≤ 90%	> 90% & ≤ 95%	> 95% & ≤ 97%
All Eligible Product	≥ 740	0.125%	0.375%	0.500%	1.000%
	≥ 720 & < 740	0.125%	0.625%	0.875%	1.250%
	≥ 700 & < 720	0.125%	0.750%	0.875%	1.250%
	≥ 680 & < 700	0.125%	0.750%	0.875%	1.750%
	≥ 660 & < 680	0.750%	1.250%	1.750%	2.125%
	≥ 640 & < 660	1.250%	1.750%	2.000%	2.375%
	≥ 620 & < 640	1.750%	2.000%	2.250%	2.750%
	< 620	2.000%	2.250%	2.500%	3.000%

Exhibit 19 – Credit Fees

Section CS: Change Summary

This is a summary of significant recent changes to Exhibit 19 only, and is provided as a convenience. It should not be relied upon to determine any actual Credit Fee(s). Seller/Servicers should refer to the Credit Fee grids in Exhibit 19 with related *Single-Family Seller/Servicer Guide* Bulletins for information regarding changes.

EXHIBIT 19 CHANGE SUMMARY	
Date Updated	Revisions
01/19/2023 Bulletin 2023-01	General Updates: <ul style="list-style-type: none"> Added new Header indicating that entire Exhibit 19 is Effective for Settlement Dates on or after May 1, 2023. Revised Table of Contents.
	Reorganized Exhibit 19 – Credit Fees into Sections: <ul style="list-style-type: none"> Section 1: Credit Fee Caps Section 2: Credits for Credit Fees Section 3: Base Grid and Special Attributes – Purchase Mortgages Section 4: Base Grid and Special Attributes – No Cash-out Refinance Mortgages and Special Purpose Cash-out Refinance Mortgages Section 5: Base Grid and Special Attributes – Cash-out Refinance Mortgages Section 6: Other Credit Fees Section CS: Change Summary
	New Credit Fee Grids and Footnotes: <ul style="list-style-type: none"> Created all new Credit Fee grids. Created all new footnotes numbered sequentially.