

# WHOLESALE BULLETIN

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## 22W-056

Attention: Valued Broker Partners

July 01, 2022

Please take a moment to read the important information contained in this bulletin.

Included in this Bulletin: **Monthly Bulletin Digest – June 2022**

*Below is a recap of the Bulletins that were released last month:*

*(Complete bulletins are located on the MWF Wholesale page under [News & Events](#), or by clicking on the [Wholesale Bulletin](#) link here)*

Topic	Bulletin Number	Detail
Monthly Bulletin Digest - May 2022	22W-044	
June Special - Improved pricing on Fast Forward Loans	22W-045	Great News!! As a "June Special," Mountain West® is improving the Fast Forward adjustment to .35 bps throughout the month of June. This is an additional .10 bps on top of the current adjustment applicable to Fast Forward loans. Loans must be locked between June 1st and June 30th, and this applies to new locks only.
Changes to Govt LLPAs	22W-046	Great news! Improving market conditions mean better pricing for your borrowers.
Rescissions Disbursement Dates for Juneteenth (National Independence Day Act)	22W-047	This year the Juneteenth holiday will fall on a Sunday, the 19th. Therefore, Federal offices, Warehouse Banks, and the Federal Reserve will be observing the holiday on Monday, June 20th.
Freddie Mac Updates	22W-048	Ineligible projects – Projects with excessive single investor concentration. Freddie Mac has increased the maximum single investor concentration to 49% for purchase transactions in Condominium projects if certain conditions are met
Freddie Mac ADU Update	22W-049	Previously, a mortgage secured by a property with an ADU was eligible for sale to Freddie Mac only if the property was a 1-unit dwelling. In response to recent zoning and ordinance changes in many geographic areas, Freddie Mac has expanded their ADU eligibility requirements to allow one ADU on 2- and 3-unit properties.

CalHFA Maximum DTI Updates	22W-050	Effective for all loans reserved and rate locked on or after June 13, 2022, CalHFA will be increasing the maximum Debt-to-Income (DTI) ratio to 50.00% with qualifications.
Platinum Lock Deadline	22W-051	Due to current market conditions, GSFA is changing the Down Payment Assistance (DPA) structure for the GSFA Platinum Program, effective June 21, 2022.
Introducing CalHFA Forgivable Equity Builder	22W-052	Home equity has proven to be one of the strongest ways for families to build and pass on intergenerational wealth. MWF and CalHFA are committed to improving access to homeownership for all.
Fannie Mae Area Median Income	22W-053	Fannie Mae has issued their Area Median Income (AMI) update for 2022. These AMIs are used in determining borrower eligibility for HomeReady® mortgage loans and RefiNow™ transactions. AMI is also used in determining when a loan-level price adjustment applies for certain high-balance loans.
VA Pest Inspection Fees and Repair Costs	22W-054	VA has issued an update on Pest Inspection Fees and Repair Costs. Due to localities that are susceptible to termites and other wood destroying pests being on the rise, the VA requires, as a Minimum Property Requirement (MPR), a wood destroying pest inspection report for certain properties located in an area on the <a href="#">Termite Infestation Probability Map</a> where the probability of termite infestation is “very heavy” or “moderate to heavy.”
FHA 4000.1 Handbook Revisions	22W-055	FHA has announced revisions and clarifications to the 4000.1 Handbook.

If you have any questions, contact your local Account Executive, Production Coordinator, Regional Vice President, or Brian Daily, SVP Wholesale: [Brian.Daily@mwfinc.com](mailto:Brian.Daily@mwfinc.com), 909-255-8332.

**Refer to individual Bulletins for complete details.**