



Selling Notice

April 15, 2026

Area Median Income-Based Loan-Level Price Adjustment Waiver Determination

This Notice provides information about an upcoming change to the Area Median Income (AMI)-based loan-level price adjustment (LLPA) waiver determination for first-time homebuyer and Duty to Serve loans.

To simplify and standardize the criteria for LLPA waivers that Fannie Mae currently offers on HomeReady®, first-time homebuyer, and Duty to Serve loans, we will begin using the Desktop Underwriter® (DU®) **Casefile Create Date** on all loans underwritten with DU to determine if the loan meets the AMI eligibility for the LLPA waiver.

This change modifies our current process, which uses the application received date to determine AMI eligibility for the LLPA waivers for first-time homebuyer and Duty to Serve loans.

Note: Loans delivered to Fannie Mae that were not underwritten with DU will continue to use the application received date.

This change will not affect the 2026 AMI file update. We are sharing this information now so lenders can review their internal systems and pricing engines.

Effective: This change will be applied to all DU-underwritten loans sold to Fannie Mae on or after Jan. 15, 2027, with a Casefile Create Date of Jan. 15, 2027, or later.