



Via E-Mail

**Date: October 26, 2021**

**To: Participating Lenders**

**From: Betty Temple-Putnam, Sr. Vice President of Single-Family Programs**

**Re: MHC Lender Notice (MRB, MCC & HAT Programs) – Homebuyer Education Requirement for Fannie Mae Loans – Follow-Up Revision**

This notice serves to inform our participating Lenders using the MRB7, MCC or HAT programs and you're using **any Fannie Mae** loan product with these programs, per the October 6, 2021, Fannie Mae Seller Notice (SEL-2021-09 – see related section of the notice below), MHC will follow Fannie's guidelines pertaining to third party HB Education Counseling providers **effective with courses completed on or after January 1, 2022.**

MHC will keep our current guideline in place that requires the use of the Framework course up through December 31, 2021, on **all** Fannie Mae loan products with MHC programs.

## Homeownership education and counseling providers

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With this update we are allowing additional homeownership education and counseling providers. Beginning in 2015, we required the use of the Framework Homeownership, LLC online education program to satisfy our homeownership education requirement when applicable. We will now permit any qualified third-party provider, independent of the lender, to administer homeownership education. The third-party provider's content must be aligned with the National Industry Standards (NIS) for Homeownership Education and Counseling or with the U.S. Department of Housing and Urban Development (HUD) Housing Counseling Program, or provided by a HUD-approved counseling agency.

**Effective:** To give lenders and the industry time to prepare for this change and to give borrowers the benefit of the no-cost Framework option, this policy will be effective Jan. 1, 2022. Lenders must continue to use the Framework online education program for courses completed on or before Dec. 31, 2021 (unless an allowable exception applies). Beginning with courses completed on or after Jan. 1, 2022, lenders may use other third-party providers (in addition to Framework) that meet the requirements described above.

**NOTE:** *The homeownership education messages in Desktop Underwriter® (DU®) will be updated in a future release. We will also update the FNM Implementation Notes in the Uniform Loan Delivery Data Specification related to housing counseling to provide guidance on the completion of these data points (Sort IDs 576-579).*

MHC will continue to accept all sources of home buyer education counseling certificates on any FHA, VA, RD, and Freddie Mac loans.