



Guide Update 21-11: Prepayment Premium Waivers

Effective: 08/30/21

Retired: 01/21/25

Summary of Changes

HIGHLIGHTS

Effective August 30, 2021, the Prepayment Premium waiver requirements were updated in

- Part III, Chapter 18: Choice Refinance Loans, and
- Part IV, Chapter 1: Pricing, Fees, and Prepayment Premiums.

Primary Changes

- Part III, Chapter 18: Choice Refinance Loans, Section 1803: Prepayment Premiums: Requirements were clarified to align with the longstanding practice that you must not waive any:
 - Prepayment Premium based on required yield maintenance; or
 - portion of the Minimum 1% Prepayment Premium above the required yield maintenance if the Portfolio Mortgage Loan
 - has a minimum Prepayment Premium other than 1%,
 - will be refinanced before the Yield Maintenance Period End Date, or
 - is a fixed rate MBS Mortgage Loan with an Issue Date before April 1, 1999.
- Part IV, Chapter 1: Pricing, Fees, and Prepayment Premiums: Reorganized and clarified to prohibit a Prepayment Premium waiver unless
 - the Portfolio Mortgage Loan will be refinanced as a Choice Refinance Loan, and
 - you comply with Part III, Chapter 18: Choice Refinance Loans, Section 1803: Payment Premiums.



Questions

Please contact the Multifamily Trading Desk with any questions.