



# Guide Update 22-11: Supplemental New Loan Test

Effective: 07/26/22  
Retired: 11/15/22

## Summary of Changes

### HIGHLIGHTS

**Effective for Mortgage Loans Committed on or after July 26, 2022**, the Supplemental New Loan Test parameters were updated.

### Primary Changes

To increase delegation, Part III, Chapter 14: Supplemental Mortgage Loans, Section 1402.03D: New Loan Test was updated.

- Eliminated the New Loan Test for Tier 3 and 4 Supplemental Mortgage Loans.
- Using Form 4660 for a fixed rate, first Lien, cash-out Mortgage Loan, the New Loan Test must:
  - be based on:
    - the current applicable minimum DSCR and maximum LTV;
    - Tier 2; and
    - 10-year maturity; and
  - for the interest rate, use the higher of:
    - the highest Total Credit Fees Range in the current "Indicative Pricing" table in DUS Gateway; or
    - Underwriting Interest Rate Floor, if applicable.

### Questions

Please contact the Fannie Mae Deal Team with any questions.