Attention All Correspondent Lending Sellers: July 9, 2018
CA 18-065 FHA and VA ARM Change Dates

Subject Summary	Freedom Mortgage Corporation Correspondent Lending, Specialty Lending and Renovation Lending are updating the online Seller Guide to provide Sellers with FHA and VA ARM Change updates for the 3/1 and 5/1 Adjustable Rate Mortgages. • The Seller must deliver the Loan with the annual rate change date agreed to at the time of commitment to maintain the commitment price, and • The Seller must refer to the commitment confirmation and the ARM Change Dates indicated below for the appropriate interest rate change date. FHA and VA ARM transactions must meet Ginnie Mae guidelines requiring grouped interest rate change dates and strict delivery time frames. • Transactions must be purchased by the agreed upon change date to maintain the commitment price. • The ARM interest rate change date is provided at the time of commitment and also included in the following table. • Sellers must utilize the applicable change date to prepare accurate closing documents.

3/1 ARM Change Dates	5/1 ARM Change Dates	Transaction must be purchased by Freedom Mortgage Corporation no later than . . .
10/01/2021	10/01/2023	08/31/2018
01/01/2022	01/01/2024	11/30/2018
04/01/2022	04/01/2024	02/28/2019
07/01/2022	07/01/2024	05/31/2019
10/01/2022	10/01/2024	08/31/2019
Note: All Loans must be delivered to Freedom Mortgage Corporation in fundable condition to ensure compliance with the purchase date shown in the table above. Otherwise, Freedom Mortgage Corporation will not purchase the loan.		

Effective Date	Change dates provided in this communication are effective immediately with all FHA and VA 3/1 and 5/1 ARM transactions.
Online Guide Updates	Section 600.02(a) Eligible Government Loan Types
Questions	If you have questions, please contact your Freedom Mortgage Corporation Correspondent Lending or Renovation Lending Regional Manager.