IMPORTANT REMINDER

BULLETIN 18 08132026

Issued to: **All Channels**

Date: **August 13th, 2026**

Subject: **Lender Paid Temporary Buydowns – Now Available**

Effective immediately, First Colony is pleased to announce that Lender Paid Temporary Buydowns are now eligible on our Agency Conventional and Government loan programs*. All pricing engines and resources have been updated to reflect the following:

Eligible Buydown Terms

- 1/0 Buydown
- 1/1 Buydown
- 2/1 Buydown
- 3/2/1 Buydown

Eligibility Requirements

***Eligible Programs:**

- Standard Conforming
- High Balance
- HomeReady
- Home Possible
- HomeOne
- FHA
- VA

Property Types:

- Single Family Residence (SFR)
- PUD
- Condo

Occupancy:

- Primary residence only

Transaction Types:

- Purchase* and rate/term refinance ONLY (Fannie DU / Freddie LPA allowed)
    - Important: Lender paid buydowns on refinance transactions are only eligible with Fannie/DU. Freddie/LPA does **not** allow lender paid buydowns on refinances.
    - ***FHA** – purchase only
    - ***VA** – purchase only

Interested Party Contributions:

- The cost of the Temporary buydowns are subject to the maximum allowable interested party contributions based on LTV and CLTV
- Temporary buydown costs paid by the below Contributors are considered to be Interested Party Contributions (IPCs):
    - Seller, Builder, and Realtor

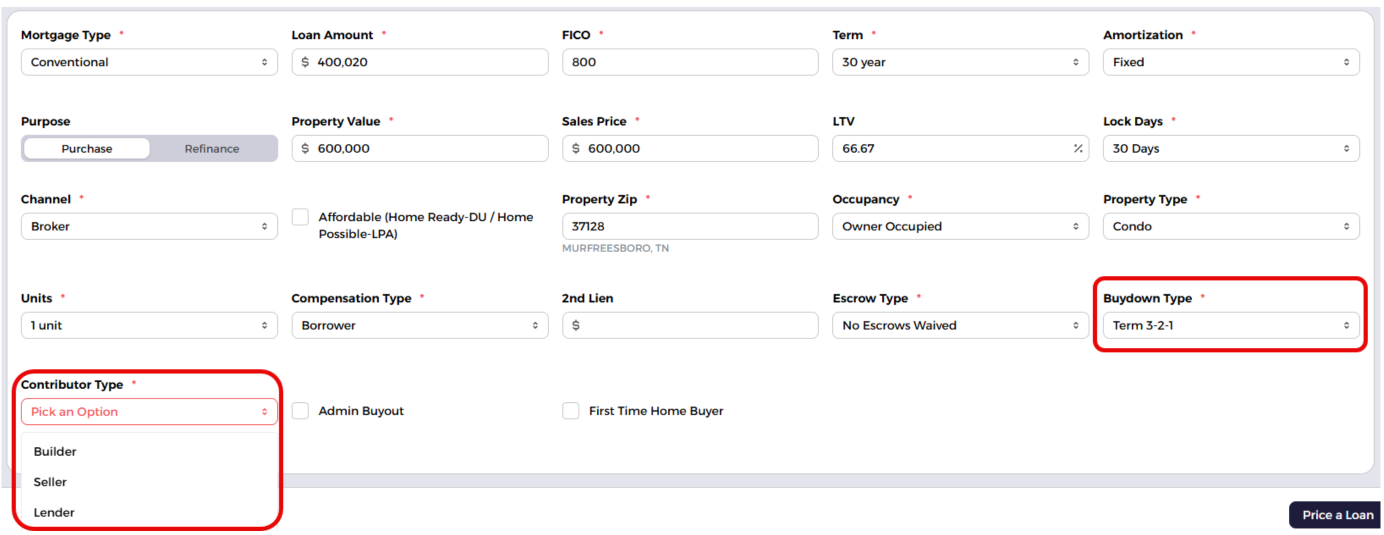
Ineligible Features:

- Borrower funded buydowns
- Second homes
- Investment properties
- 2–4 unit properties
- Manufactured homes
- Custom loan terms
- Adjustable Rate Mortgages
- FNMA RefiNow programs
- FHLMC Refi Possible programs
- Cash Out Refinance
- Texas 50(a)(6)

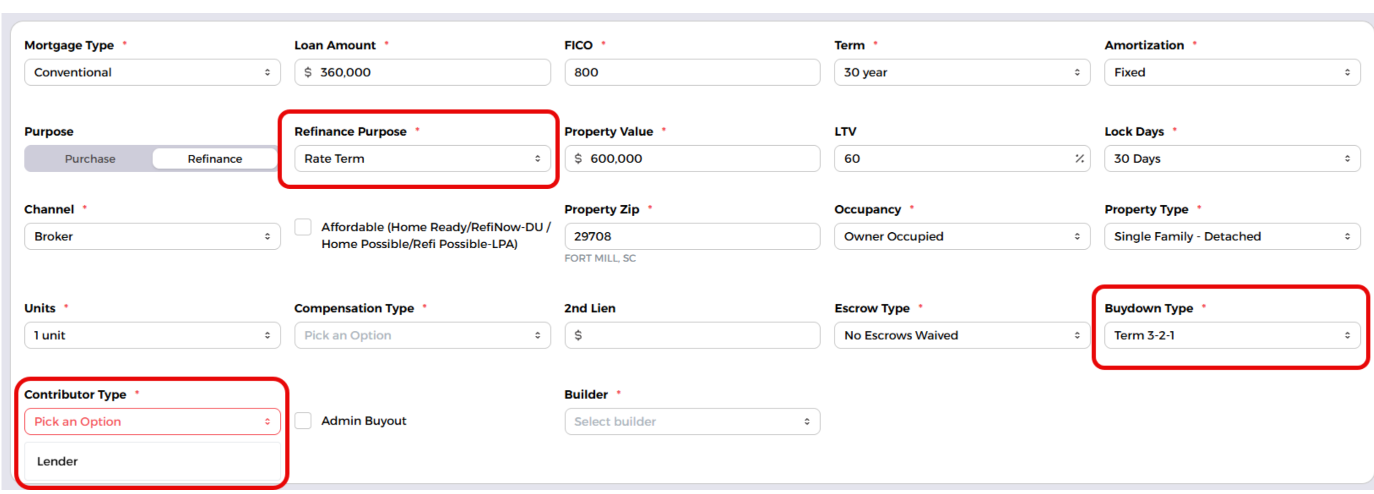
How to Obtain Pricing:

Pricing is available in Coda:

- When a temporary buydown term is selected, a box appears for the contributor type. The following options appear:
  - Builder
  - Seller
  - Lender
- If **Lender** is selected as the buydown contributor, an LLPA applies to cover the buydown cost through premium pricing (no separate concession or pricing adjustment is required).



For Temporary Buydown Refinances:
Set Refinance Purpose to Rate/Term, select the applicable Buydown Type, and set Contributor Type to Lender, as shown below:



Please contact your Account Executive should you have any questions.

We appreciate your business!