



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).

The screenshot shows the Coda pricing form with the following fields and values:

Mortgage Type *	Loan Amount *	FICO *	Term *	Amortization *
Conventional	\$ 400,020	800	30 year	Fixed

Purpose	Property Value *	Sales Price *	LTV	Lock Days *
Purchase Refinance	\$ 600,000	\$ 600,000	66.67 %	30 Days

Channel *	Affordable (Home Ready-DU / Home Possible-LPA)	Property Zip *	Occupancy *	Property Type *
Broker	☐	37128 MURFREESBORO, TN	Owner Occupied	Condo

Units *	Compensation Type *	2nd Lien	Escrow Type *	Buydown Type *
1 unit	Borrower	\$	No Escrows Waived	Term 3-2-1

Contributor Type *	Admin Buyout	First Time Home Buyer
Pick an Option	☐	☐
Builder		
Seller		
Lender		

[Price a Loan](#)

For Temporary Buydown Refinances:

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

The screenshot shows the Coda pricing form with the following fields and values:

Mortgage Type *	Loan Amount *	FICO *	Term *	Amortization *
Conventional	\$ 360,000	800	30 year	Fixed

Purpose	Refinance Purpose *	Property Value *	LTV	Lock Days *
Purchase Refinance	Rate Term	\$ 600,000	60 %	30 Days

Channel *	Affordable (Home Ready/RefiNow-DU / Home Possible/Refi Possible-LPA)	Property Zip *	Occupancy *	Property Type *
Broker	☐	29708 FORT MILL, SC	Owner Occupied	Single Family - Detached

Units *	Compensation Type *	2nd Lien	Escrow Type *	Buydown Type *
1 unit	Pick an Option	\$	No Escrows Waived	Term 3-2-1

Contributor Type *	Admin Buyout	Builder *
Pick an Option	☐	Select builder
Lender		

Please contact your Account Executive should you have any questions.

We appreciate your business!