

BULLETIN



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BROKER / WAREHOUSE LINES / NON-DELEGATED CORRESPONDENT

Tuesday, February 25, 2025

Bulletin #2025-AC-006

NOTICE TO ALL CUSTOMERS

Important Freddie Mac Credit Updates

FLC Bank notifies customers of the recent updates made by Freddie Mac via Bulletins 2024-16 and 2025-1 announcing expanded LTV/TLTV requirements for Automated Collateral Evaluation (ACE) on purchase transactions.

This update is effective for loans submitted and resubmitted to Loan Product Advisor (LPA) on or after February 24, 2025:

- For ACE appraisal waivers, Freddie Mac increased the maximum LTV/TLTV ratios from 80% to 90%.

Note that any reference by Freddie Mac regarding updates to LTV/TLTV when LPA issues ACE + Property Data Report offer as an alternative property valuation does not impact FLC Bank as this alternative property valuation is not accepted at FLC Bank. A full appraisal is required unless the loan is eligible for the ACE (appraisal waiver).

For full details, please log into FLC Bank [Resource Center](#) to access the Freddie Mac Guidelines.

If you have any questions, please contact your [Account Executive](#) or [Client Relations Representative](#).

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