



Home Preferred Program Changes

March 27, 2026

Introduction

This Lender Notice outlines a very important and time-sensitive update to NH Housing's Home Preferred mortgage program, specifically affecting refinance loan eligibility.

Summary

NH Housing has been notified by Fannie Mae of programmatic changes to the HFA Home Preferred program. As a result, **effective April 1, 2026**, NH Housing will limit eligible Home Preferred reservations to:

- Purchase transactions, and
- Limited cash-out refinance transactions, **only if** the existing loan being refinanced:
 - Is a conventional loan; and
 - Was originally originated, acquired, or funded through New Hampshire Housing

In order to still abide by its 60-day rate lock period, NH Housing will honor all outstanding commitments and reservations submitted **on or before April 1, 2026**, including those that do not meet the limited cash-out refinance criteria outlined above.

Any refinance loan reservations received after this date that do not meet the criteria above will not be accepted.

NOTE: Under no circumstances will NH Housing purchase loans that fail to meet the limited cash-out criteria listed above after June 10, 2026, regardless of whether a reservation or commitment was made on or before April 1. Accordingly, it is critical that all submitted files are complete, accurate, and fully compliant with program requirements.

The Home Preferred Program Fact Sheets have been updated accordingly to reflect this change.

We recognize that this update could have a substantial impact on your refinance pipeline. As noted above, these changes are in response to abrupt revisions to program guidelines by Fannie Mae and fall outside of NH Housing's preferred notice period of 60-90 days for substantive program changes. NH Housing greatly appreciates your partnership, as well as your prompt attention

to these changes, and your continued cooperation as we implement these updated program requirements.

Effective Date: April 1, 2026

If you have any questions, please email underwriters@nhhfa.org.

Sincerely,
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