



# chfa participating lender announcement 2025-02

September 29, 2025

## summary of changes

The following changes have been made to the CHFA Seller's Guide:

- Discount Points
- Discrimination
- Interest Rate Buydowns

## discount points

CHFA has not traditionally allowed discount points. However, effective for locks made on or after September 29, 2025, CHFA will allow Borrowers to take advantage of permanent Interest Rate buydowns. Other than for the use of disclosing a Permanent Buydown Fee or associated 10-Day Lock Extension fee(s) assessed by CHFA, discount points remain prohibited. See Section 107.

**Effective date:** Changes effective September 29, 2025

## discrimination

In originating a Mortgage Loan, the Participating Lender shall not discriminate against any person or group of persons based on race, color, religion, sex, age, national origin, disability, or any other protected classification under federal, state, and local law. In addition, a Participating Lender shall not discriminate based on marital status, because an applicant receives income from a public assistance program, or because an applicant has in good faith exercised any right under the Consumer Credit Protection Act. See Section 110.

**Effective date:** These changes are already in effect.

## interest rate buydowns

CHFA does permit a permanent Interest Rate buydown of a First Mortgage Loan in accordance with applicable insurer or guarantor, Fannie Mae or Freddie Mac, requirements. A Permanent Buydown Fee (see Section 708.B.18 and Definitions) will be assessed.

The Permanent Buydown Fee may be paid by the Borrower, Participating Lender, Seller, Builder, or other acceptable third parties. A Permanent Buydown Fee may be financed into the CHFA First Mortgage Loan as permitted by the insurer, guarantor, Fannie Mae and Freddie Mac requirements as applicable. CHFA does not permit temporary Interest Rate buydowns.

Please refer to the applicable Program matrix for eligibility. See Sections 302.A, 302.B, 304.A, 304.B, 401 and 406.C for more information.



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**Effective date:** These changes are in effect September 29, 2025.

## miscellaneous updates

- Various additional technical corrections throughout the Guide.

**Effective date:** These changes are already in effect.