

**From:** [Christopher Aranguren](#)  
**To:** [#FHFA.REG-COMMENTS](#)  
**Subject:** [EXT] Public Comment - New Product Notice for Freddie Mac Second Mortgage Proposal  
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To Whom It May Concern,

Hope this email finds you well! I recently came across the new second mortgage proposal from Freddie Mac, which is awesome and I'd like to make my recommendations on the topic.

I am a homeowner in Charlotte, NC and would love to use this product to access the equity in my home and build an Accessory Dwelling Unit (ADU). I also have a second home where I would love to do the same if that were possible.

Here in Charlotte, ADU construction and related fees often add up to over \$200,000, and can readily reach \$250,000, so I hope that the max loan value for supported products will allow for this. There are many similar homeowners with equity in our homes but that can't access it without refinancing our first position mortgages, which is extremely undesirable given the historical environment.

A max loan value that sufficiently supports this would wonderfully impact my community. If you allow for sufficiently high maximum loan values, this product will be very appealing and will help address the severely missing middle housing problem both here and around the country.

The risks associated with this product should readily be mitigated by a LTV limit of 80%, and the fact that Freddie owns the primary mortgage. This should definitely provide a great option for all.

Thanks for taking the time to consider my comments!

Best Regards,  
Chris Aranguren  
Charlotte, NC