

From: [Alejandro Torres](#)
To: [#FHFA REG-COMMENTS](#)
Subject: [EXT] CA Resident Comment - NEW FHFA Product
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Hello,

The new second mortgage proposal from Freddie Mac is very exciting and I'd like to make some recommendations.

I am a homeowner and would be eager to use this product to access equity in my home and build an Accessory Dwelling Unit (ADU).

In the bay area, ADU construction and related fees often add up to \$250,000 so I hope that the max loan value will be somewhere around that area.

There are many homeowners in my position who equity in our homes but can't access it without refinancing our first position mortgages.

If you allow for high maximum loan values, this product will be very appealing and will help create more missing middle housing around the country and specially in California.

The risks should be mitigated by the LTV limit of 80% and the fact that Freddie owns the primary mortgage.

Regards,

Alejandro Torres

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