

From: [Caleb Ritchie](#)
To: [#FHFA.REG-COMMENTS](#)
Subject: [EXT] Second Position Mortgage for ADU
Date: Thursday, May 23, 2024 1:13:55 PM

You don't often get email from calebf.ritchie@gmail.com. [Learn why this is important](#)

WARNING: External Sender

Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I heard that FHFA is considering a new product to allow second position mortgages for ADUs, and I just wanted to respectfully give my perspective as I believe this is a product which I would use!

In my area, Tacoma, WA, it would be about \$300K for a good ADU, so I hope the limits would allow for this. If you do make the limits different per county, maybe do it just like the Conforming Loan Limits. Also, if people have already purchased a house near these limits, I think it would be good for the second position mortgage to not be included in their total loan limit. For example, if the county limit is \$766K, and the primary mortgage is \$600K, you don't want the secondary mortgage to be limited at ($\$766K - \$600K = \$166K$).

Also, my mortgage isn't owned by Freddie Mac. Please don't restrict those of us whom do not have a mortgage owned by Freddie Mac from using a second position mortgage. I don't have control over who my bank sells my mortgage to, so I believe this would be an unfair limitation.

Please forgive any misunderstanding that I might have about the products which you are considering as I am not a professional mortgage expert!

Very Respectfully,

CALEB F. RITCHIE, Capt, USAF
McChord AFB, WA