



Mortgage Purchase Program

MPP Bulletin 04-26 (effective 07/01/2026)

Please contact our MPP Department at 800-274-4636 with questions.

The revised Mortgage Purchase Program Guide (MPP Guide) from the Federal Home Loan Bank of Indianapolis (FHLBank Indianapolis) is now available on our website.

[Click here for the updated MPP Guide.](#)

The updated Guide includes a clarification regarding foreclosure bidding instructions and the removal of Appendix E.

Section 16.6.2 Loans without PMI or SMI is adjusted in part as follows:

For all loans in Michigan and Minnesota, ~~the maximum bid should be the total debt. the servicer's opening bid should be equal to the total debt on the loan. The servicer is not required to continue bidding.~~

Appendix E: COVID-19 Pandemic Temporary Guide Adjustments is being removed due to expiration as of 01/01/2022.

The new MPP Guide also incorporates all outstanding bulletin updates through Guide Update Bulletin 01-26, Bulletin 02-26 and Bulletin 03-26.

The updates to the guide are:

- Section 1.2 Eligible Mortgages
- Section 1.3.4 FHLBank Indianapolis MPP Fraud Detection and Mitigation Program
- Section 1.5 Glossary
- Section 2.3 Document Requirements
- Section 6 FHLBank Indianapolis Underwriting Guidelines
- Section 6.1 Limitations and Restrictions
- Section 6.2.1.3 Loan Purpose
- Section 7.2.1 QA Plan Requirements
- Section 7.7 Legal Document Review
- Section 7.8.4 Credit Reports
- Section 7.8.6 Appraisals
- Section 8.4.7 Transfer of Mortgage and REO files
- Section 8.4.15 Notices to Third Parties
- Section 9.1 Scheduled/Scheduled
- Section 14.1.1 Method of Timing
- Section 14.3 FHA Delinquency and Losses
- Section 14.5 Other Expenses
- Section 15.3 Reimbursement of Advances
- Section 17.3 Monthly Reporting and Withdrawal Summary

- Section 18.2 Voluntary Repurchase

FHLBank Indianapolis periodically issues Informational Bulletins to provide program updates and information to approved Mortgage Purchase Program (MPP) sellers, including: MPP Guide revisions and changes; operational guidance or clarifications; and notices/reminders of industry issues that may affect sellers and servicers. The Informational Bulletins are coded so that users can easily identify the issue and year of bulletin publication. For example, "Bulletin 02-26" indicates the second Informational Bulletin issued in 2026.

*Please retain these bulletins with your MPP Guide for easy reference. Bulletins can also be found posted on the **MPP Guide and Other Resources** page on www.fhlbi.com.*